

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: North Bend/Snoqualmie / 80

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 988

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$129,100	\$194,400	\$323,500	\$346,500	93.4%	12.13%
2006 Value	\$140,200	\$201,200	\$341,400	\$346,500	98.5%	11.86%
Change	+\$11,100	+\$6,800	+\$17,900		+5.1%	-0.27%
% Change	+8.6%	+3.5%	+5.5%		+5.5%	-2.23%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.27% and -2.23% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2005 Value	\$137,800	\$196,500	\$334,300
2006 Value	\$149,700	\$202,200	\$351,900
Percent Change	+8.6%	+2.9%	+5.3%

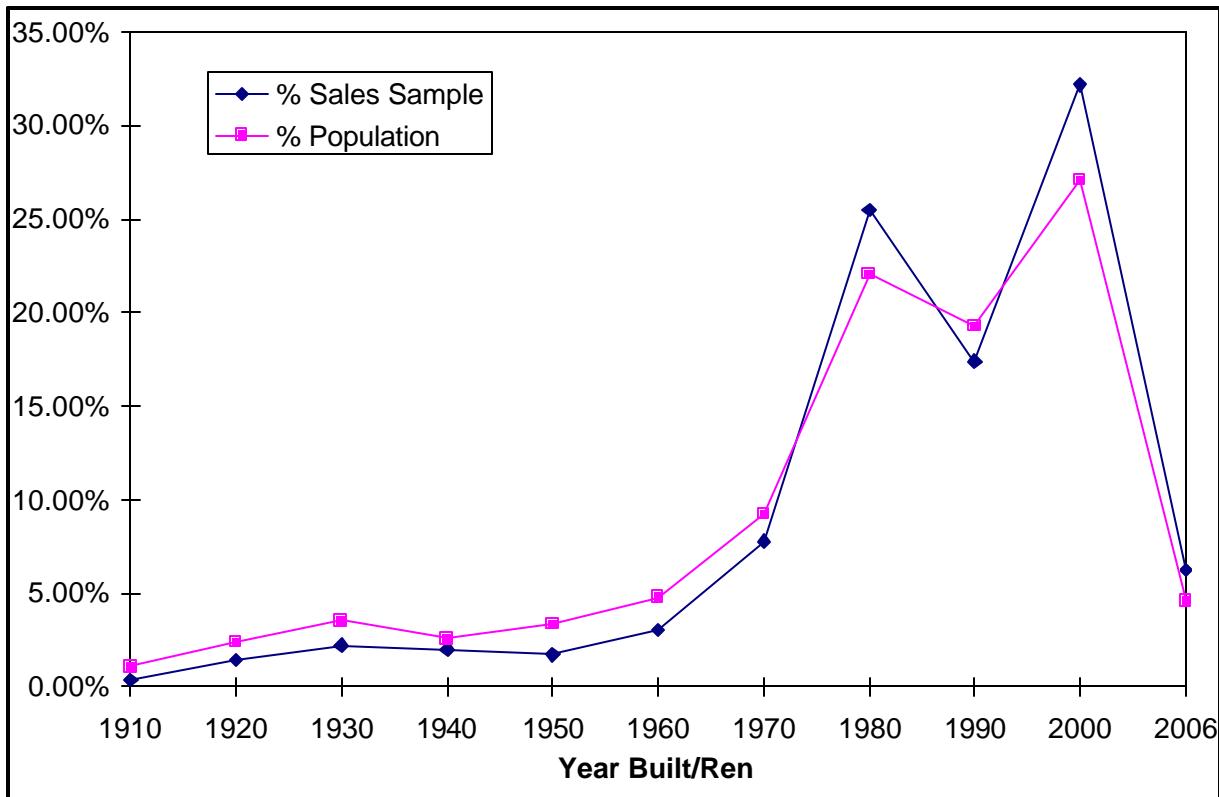
Number of one to three unit residences in the Population: 4997

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 2 was at a higher overall ratio than the rest of the population. The formula adjusted Sub Area 2 upward slightly. Sub Area 3 was at a lower overall ratio than the rest of the population. The formula adjusted Sub Area 3 upward in relationship with the overall population. Grade 11 and 12 improvements located in The Uplands or Uplands Reserve were at a higher overall ratio than the rest of the population. The formula adjusted these properties downward.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

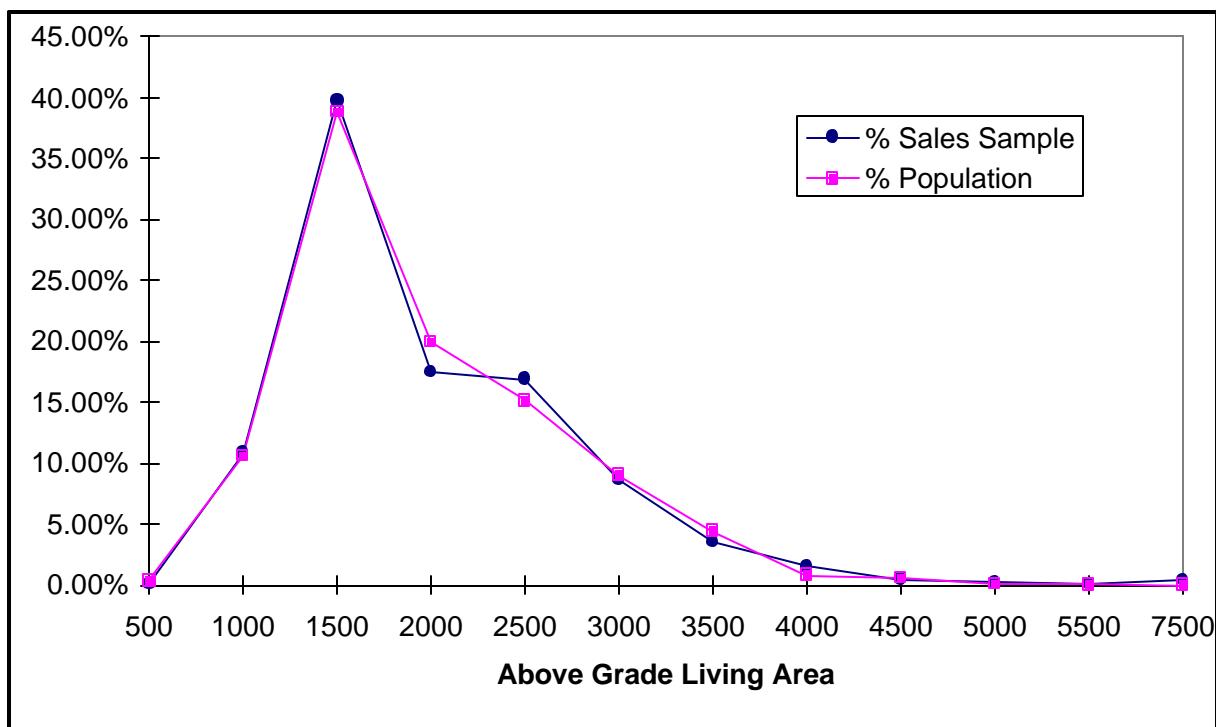
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	4	0.40%	1910	54	1.08%
1920	14	1.42%	1920	120	2.40%
1930	22	2.23%	1930	177	3.54%
1940	20	2.02%	1940	128	2.56%
1950	17	1.72%	1950	167	3.34%
1960	30	3.04%	1960	239	4.78%
1970	77	7.79%	1970	461	9.23%
1980	252	25.51%	1980	1104	22.09%
1990	172	17.41%	1990	964	19.29%
2000	318	32.19%	2000	1353	27.08%
2006	62	6.28%	2006	230	4.60%
	988			4997	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

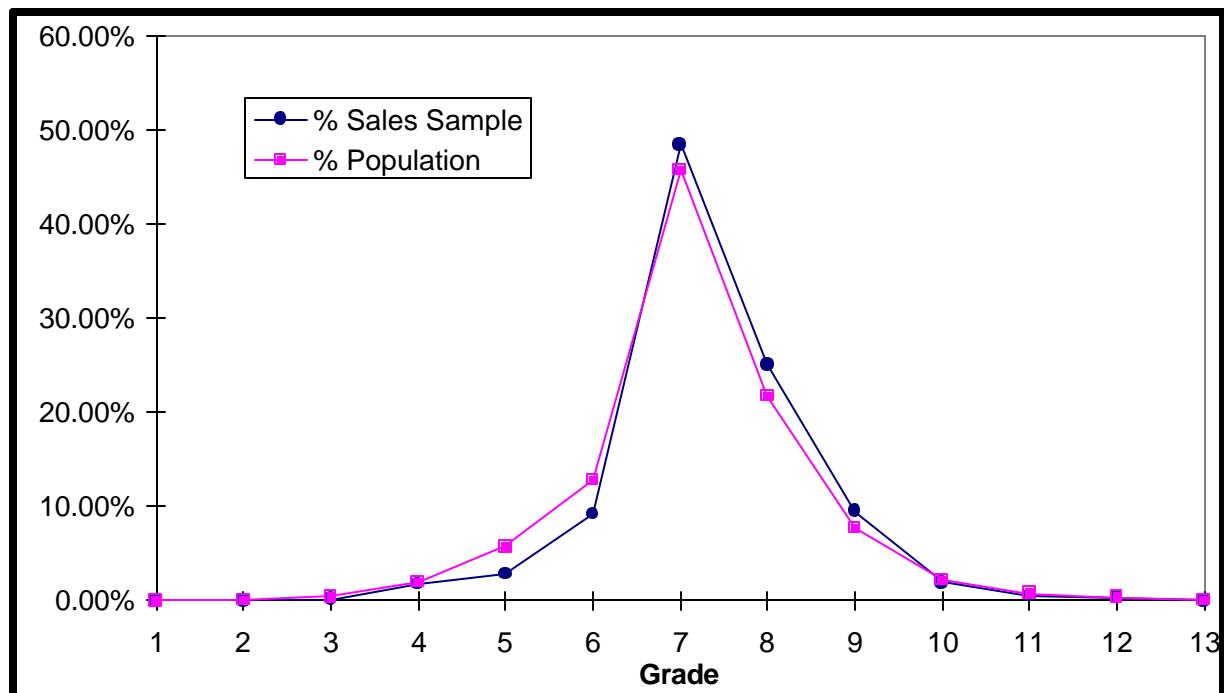
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.10%	500	18	0.36%
1000	107	10.83%	1000	529	10.59%
1500	393	39.78%	1500	1940	38.82%
2000	173	17.51%	2000	997	19.95%
2500	167	16.90%	2500	757	15.15%
3000	85	8.60%	3000	452	9.05%
3500	35	3.54%	4000	222	4.44%
4000	15	1.52%	5000	42	0.84%
4500	5	0.51%	7500	32	0.64%
5000	2	0.20%	10000	5	0.10%
5500	1	0.10%	12500	2	0.04%
7500	4	0.40%	14000	1	0.02%
	988			4997	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

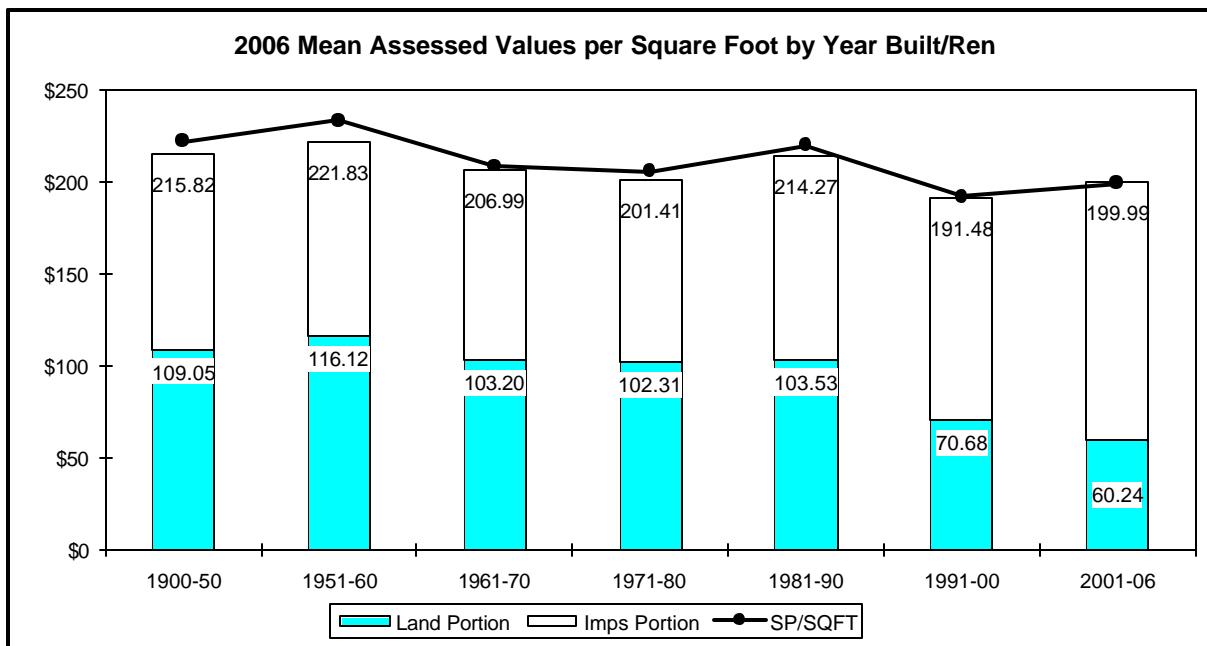
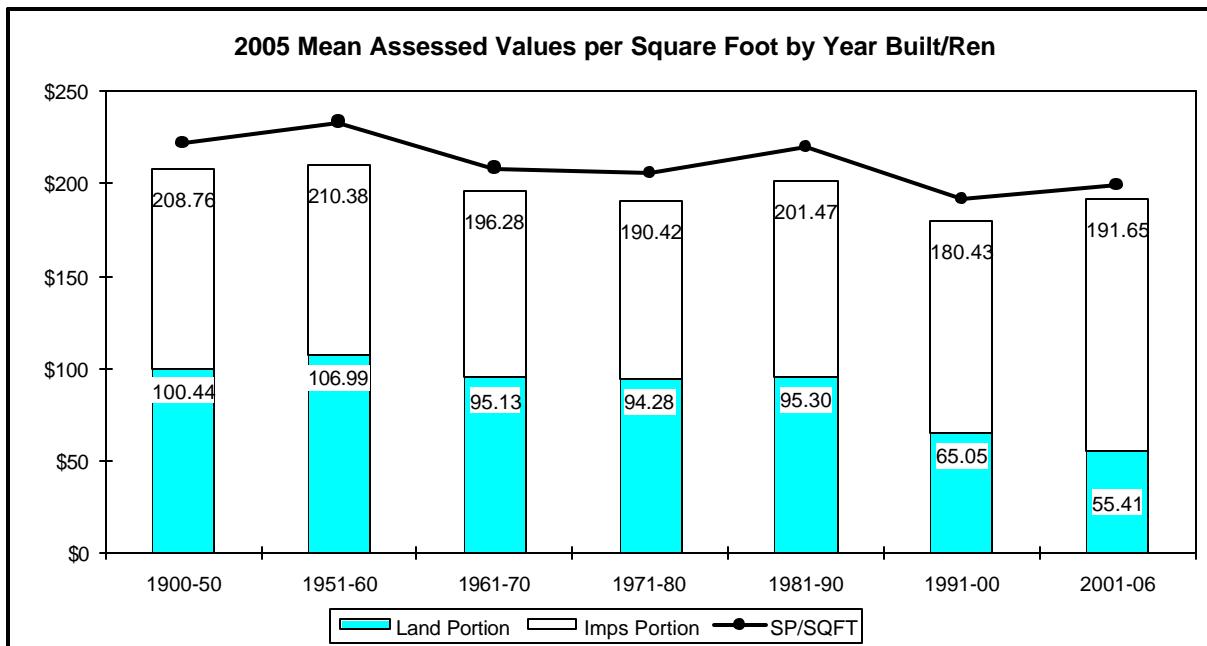
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	5	0.10%
3	2	0.20%	3	22	0.44%
4	18	1.82%	4	98	1.96%
5	28	2.83%	5	288	5.76%
6	91	9.21%	6	643	12.87%
7	479	48.48%	7	2288	45.79%
8	248	25.10%	8	1088	21.77%
9	94	9.51%	9	390	7.80%
10	19	1.92%	10	109	2.18%
11	5	0.51%	11	41	0.82%
12	4	0.40%	12	20	0.40%
13	0	0.00%	13	5	0.10%
	988			4997	



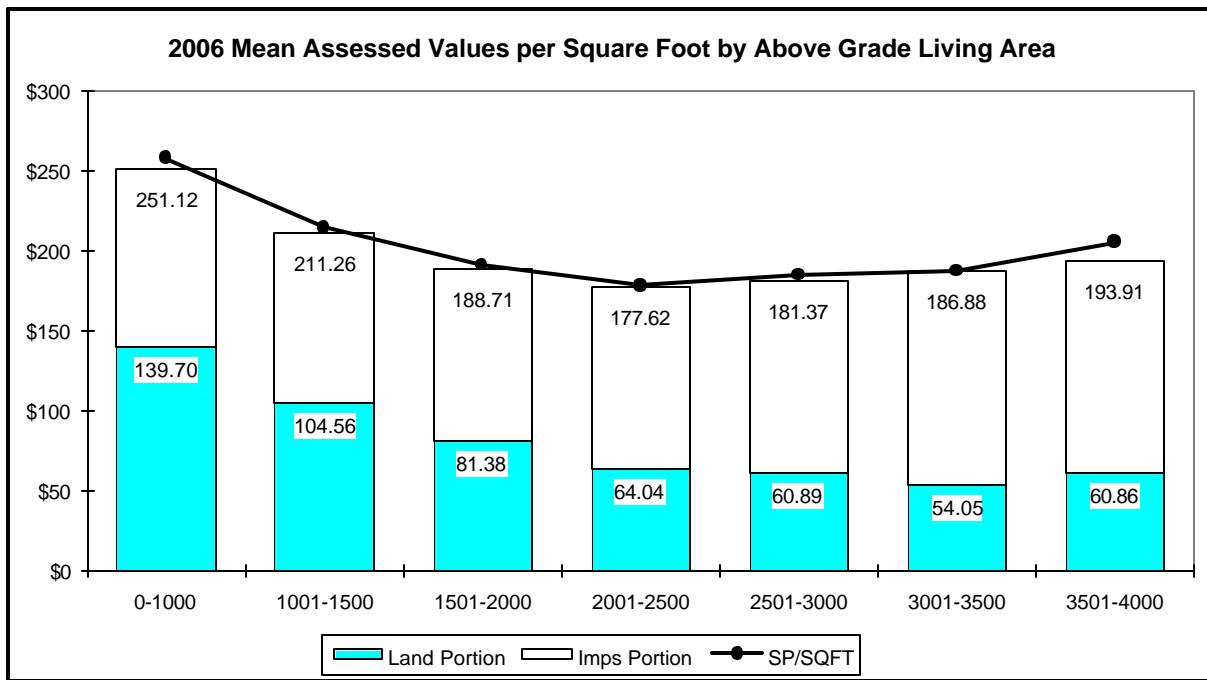
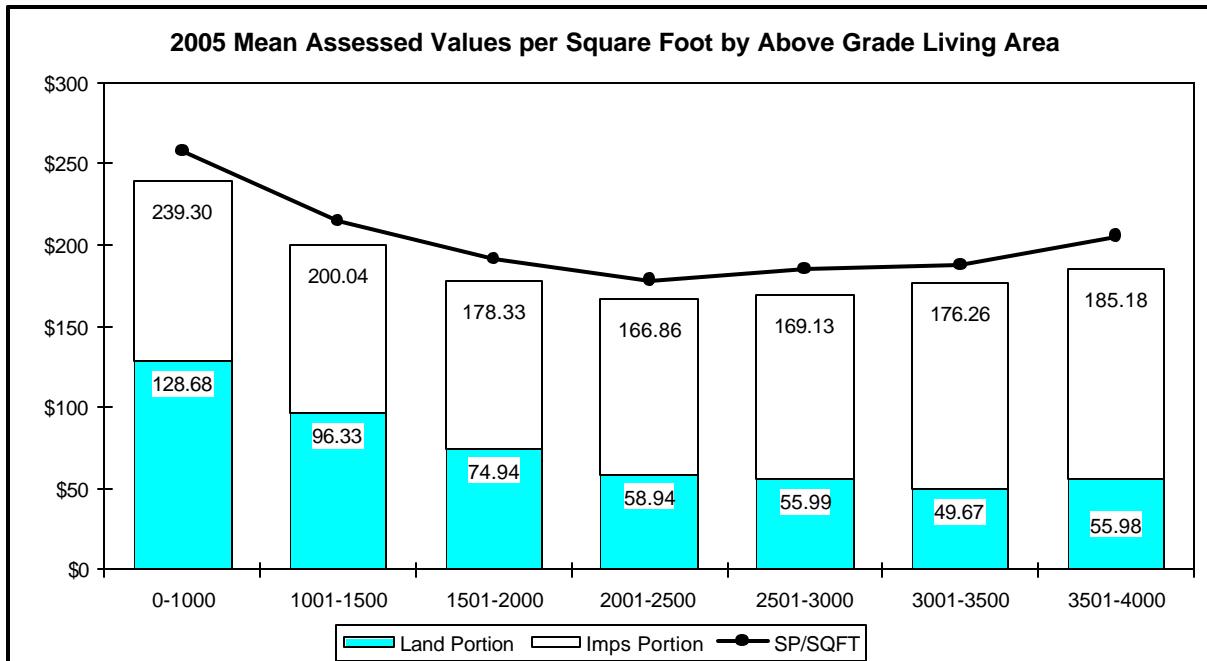
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



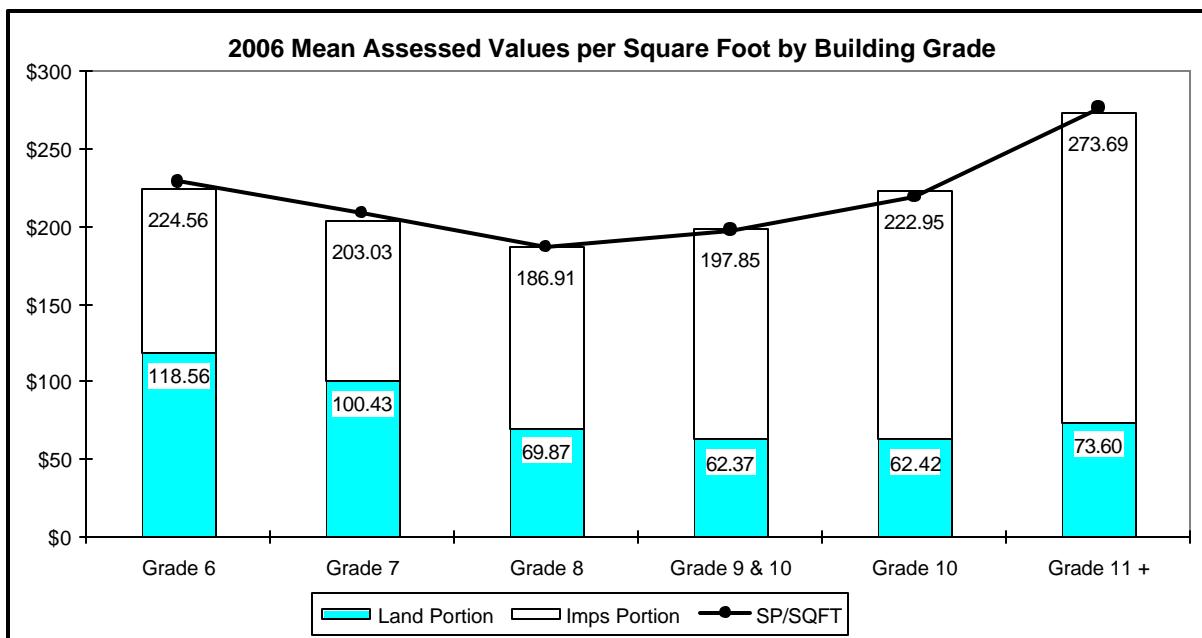
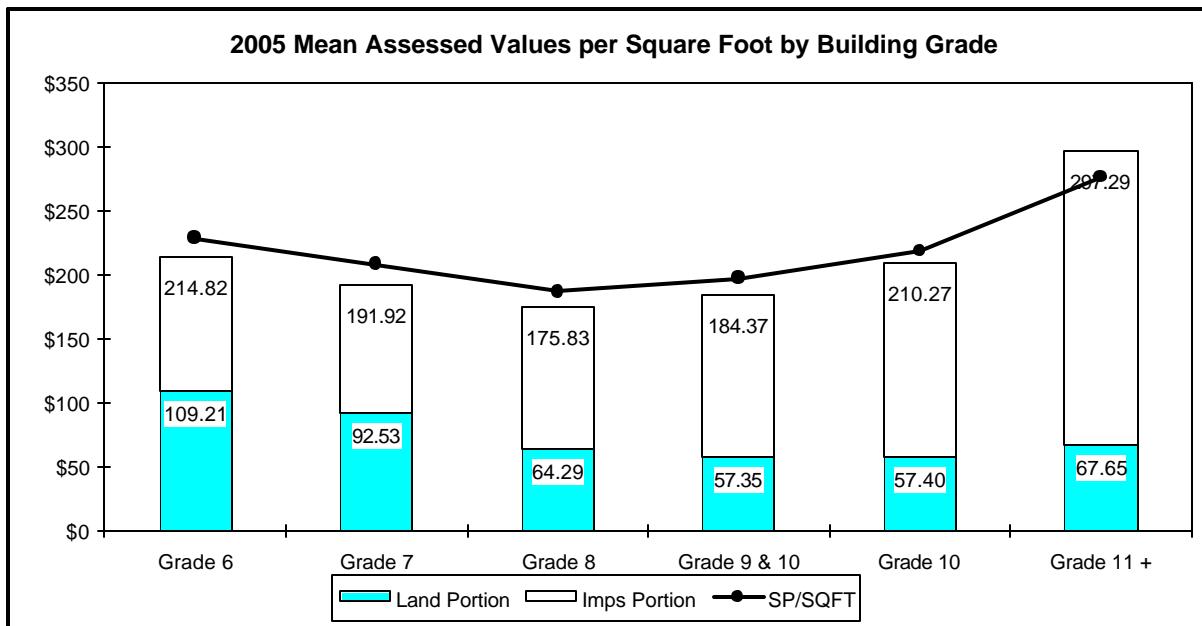
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**

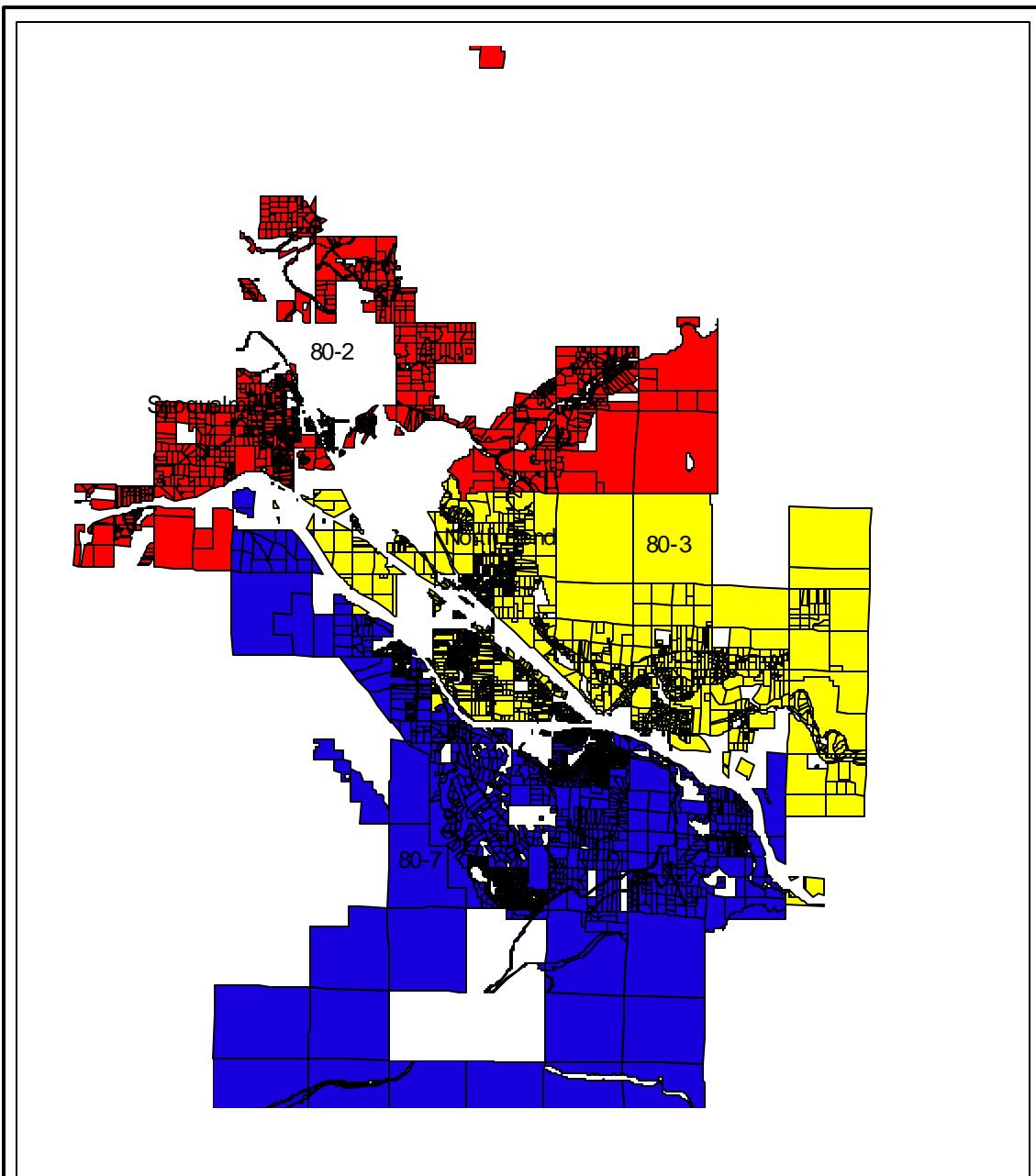


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



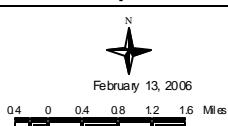
Area 80

Snoqualmie/North Bend

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Department of Assessments



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Sub Areas	
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Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 50 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 8.6% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

2006 Land Value = 2005 Land Value x 1.09, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 988 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (*continued*)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 2 was at a slightly higher overall ratio than the rest of the population. The formula adjusted Sub Area 2 upward slightly. Sub Area 3 was at a lower overall ratio than the rest of the population. The formula adjusted Sub Area 3 upward in relationship with the overall population. Grade 11 and 12 improvements located in The Uplands or Uplands Reserve were at a higher overall ratio than the rest of the population. The formula adjusted these properties downward.

The derived adjustment formula is:

2006 Total Value = 2005 Total Value / .9440497+ .04357868 (If located in Sub Area 2)-.01939671 (If located in Sub Area 3)+ .1416232 (If located in the Uplands or Uplands Reserve and is grade 11 or 12.)
The resulting total value is rounded down to the next \$1,000, *then:*

2006 Improvements Value = 2006 Total Value minus 2006 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the formula derived for building 1 is used to arrive at the new total value.
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, new land plus previous imp is used to arrive at the new total value. (New Land Value + Previous Improvement Value).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

Based on 35 useable Mobile Home sales in Area 80, Mobile Home. Mobile Home values will be calculated using the following method:

2006 Total Value = 2005 Total Value * 1.09, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 80 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.93%

Sub Area 2	Yes
% Adjustment	-4.67%
Sub Area 3	Yes
% Adjustment	2.22%
Uplands 11 & 12	Yes
% Adjustment	-13.82%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a property located in Sub Area 2 would approximately receive a 1.26% upward adjustment (5.93% - 4.67%). Approximately 20% of the population is affected by the Sub Area 2 variable. A property located in Sub Area 3 would approximately receive a 8.15% upward adjustment (5.93% + 2.22%). Approximately 39% of the population is impacted by the Sub Area 3 variable. A grade 11 or 12 property located in The Uplands or Uplands Reserve would receive a 7.89% downward adjustment (5.93% - 13.82%). Approximately 1% of the population is impacted by the Grade >=11 located in The Uplands/Uplands Reserve variable.

Approximately 40% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 80 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
883577, 883578, 883580	Uplands, Uplands Reserve (Grades 11 & 12)	9	40	22.5%	SE-21-23-8, NW-22-23-8, SW-22-23-8, NE-27-23-8, NW-27-23-8	80-7	11-12	1999 thru 2005	Uplands Way SE

Area 80 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.985.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
3	2	0.940	0.972	3.4%	0.661	1.283
4	18	0.888	0.923	3.9%	0.856	0.989
5	28	0.946	0.983	3.9%	0.921	1.044
6	91	0.950	0.997	5.0%	0.971	1.024
7	479	0.917	0.970	5.8%	0.959	0.980
8	248	0.937	0.996	6.3%	0.983	1.009
9	94	0.927	0.995	7.3%	0.969	1.020
10	19	0.952	1.009	6.0%	0.965	1.054
11	5	1.131	1.041	-7.9%	0.973	1.108
12	4	1.027	0.945	-7.9%	0.814	1.076
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1920	18	0.952	0.974	2.3%	0.920	1.028
1921-1930	22	0.950	0.976	2.8%	0.905	1.048
1931-1940	20	0.944	0.976	3.3%	0.901	1.050
1941-1950	17	0.918	0.961	4.8%	0.887	1.036
1951-1960	30	0.902	0.956	6.0%	0.904	1.008
1961-1970	77	0.937	0.988	5.5%	0.959	1.017
1971-1980	252	0.928	0.981	5.7%	0.968	0.994
1981-1990	172	0.911	0.969	6.4%	0.949	0.989
1991-2000	318	0.939	0.994	5.9%	0.982	1.006
>2000	62	0.961	0.995	3.5%	0.968	1.022
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	13	0.905	0.963	6.4%	0.886	1.041
Average	798	0.935	0.987	5.6%	0.979	0.995
Good	165	0.932	0.978	4.9%	0.958	0.997
Very Good	12	0.892	0.938	5.1%	0.835	1.040
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	520	0.930	0.983	5.7%	0.973	0.994
1.5	55	0.961	0.995	3.6%	0.959	1.032
2	408	0.936	0.987	5.5%	0.977	0.998
>2	5	0.843	0.894	6.1%	0.716	1.072

Area 80 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.985.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	23	0.933	0.974	4.4%	0.917	1.031
0801-1000	85	0.924	0.972	5.2%	0.945	1.000
1001-1500	393	0.932	0.985	5.6%	0.974	0.997
1501-2000	173	0.935	0.989	5.9%	0.970	1.008
2001-2500	167	0.934	0.995	6.5%	0.976	1.013
2501-3000	85	0.913	0.979	7.2%	0.955	1.004
3001-4000	50	0.926	0.978	5.5%	0.948	1.007
4001-5000	7	0.954	0.955	0.0%	0.830	1.079
>5000	5	1.097	1.010	-7.9%	0.939	1.081
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	674	0.927	0.982	5.9%	0.973	0.991
Y	314	0.945	0.991	4.9%	0.977	1.004
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	925	0.934	0.985	5.5%	0.978	0.993
Y	63	0.936	0.986	5.3%	0.951	1.020
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2	128	0.968	0.978	1.1%	0.955	1.002
3	371	0.914	0.987	8.0%	0.975	0.999
7	489	0.943	0.986	4.6%	0.976	0.995
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=5000	13	0.916	0.939	2.5%	0.871	1.007
05001-08000	76	0.942	0.997	5.9%	0.970	1.024
08001-12000	427	0.931	0.989	6.3%	0.979	1.000
12001-16000	131	0.949	1.005	6.0%	0.985	1.026
16001-20000	37	0.954	1.007	5.6%	0.975	1.039
20001-30000	69	0.931	0.987	6.1%	0.959	1.015
30001-43559	76	0.920	0.987	7.3%	0.959	1.015
1AC-3AC	100	0.920	0.973	5.7%	0.943	1.002
3.01AC-5AC	37	0.949	0.956	0.8%	0.914	0.998
5.1AC-10AC	19	0.947	0.954	0.7%	0.889	1.018
>10AC	3	0.930	0.963	3.5%	0.512	1.413

Area 80 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.985.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

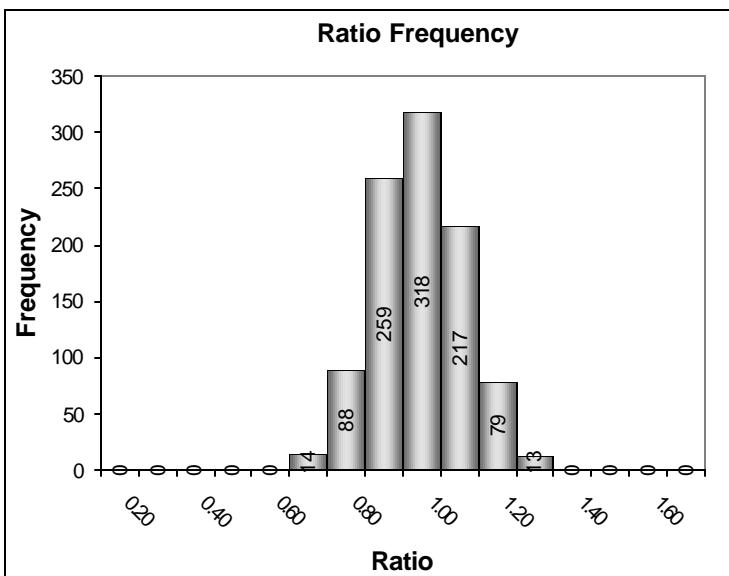
It is difficult to draw valid conclusions when the sales count is low.

Uplands/Uplands Reserve Grades 11 or 12	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	979	0.929	0.985	6.1%	0.977	0.992
Y	9	1.077	0.991	-7.9%	0.928	1.054

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: NE / Team - 3	Lien Date: 01/01/2006	Date of Report: 5/30/2006	Sales Dates: 1/2003 - 12/2005
Area 80	Appr ID: JDAR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	988		
Mean Assessed Value	323,500		
Mean Sales Price	346,500		
Standard Deviation AV	161,678		
Standard Deviation SP	166,995		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.944		
Median Ratio	0.944		
Weighted Mean Ratio	0.934		
UNIFORMITY			
Lowest ratio	0.641		
Highest ratio:	1.250		
Coefficient of Dispersion	9.85%		
Standard Deviation	0.114		
Coefficient of Variation	12.13%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.933		
<i>Upper limit</i>	0.954		
95% Confidence: Mean			
<i>Lower limit</i>	0.937		
<i>Upper limit</i>	0.951		
SAMPLE SIZE EVALUATION			
N (population size)	4997		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.114		
Recommended minimum:	21		
Actual sample size:	988		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	494		
# ratios above mean:	494		
<i>Z:</i>	0.000		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



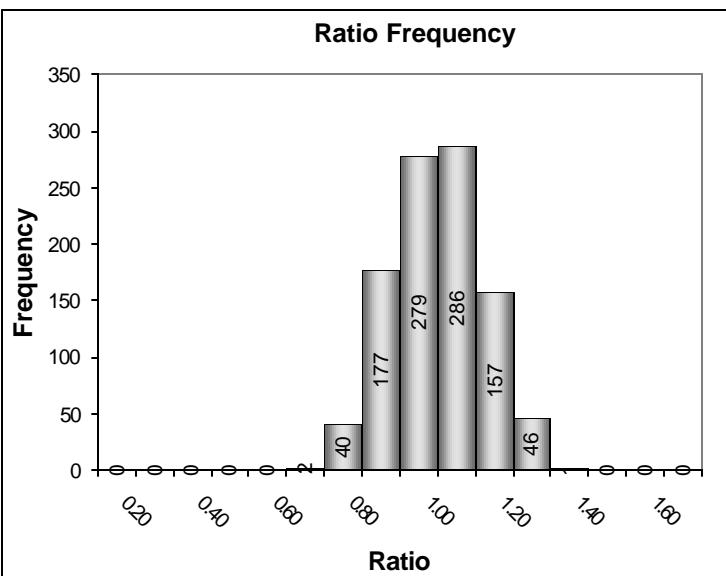
COMMENTS:

1 to 3 Unit Residences throughout area 80

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: NE / Team - 3	Lien Date: 01/01/2006	Date of Report: 5/30/2006	Sales Dates: 1/2003 - 12/2005
Area 80	Appr ID: JDAR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 988			
Mean Assessed Value	341,400		
Mean Sales Price	346,500		
Standard Deviation AV	159.435		
Standard Deviation SP	166.995		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.000		
Weighted Mean Ratio	0.985		
UNIFORMITY			
Lowest ratio	0.678		
Highest ratio:	1.322		
Coefficient of Dispersion	9.71%		
Standard Deviation	0.118		
Coefficient of Variation	11.86%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.987		
<i>Upper limit</i>	1.011		
95% Confidence: Mean			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	4997		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.118		
Recommended minimum:	22		
Actual sample size:	988		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	492		
# ratios above mean:	496		
<i>Z:</i>	0.127		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 80

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
002	262408	9096	5/27/05	\$190,000	650	0	3	1957	2	33105	N	Y	7137 MOON VALLEY RD SE	
002	602850	0020	10/18/05	\$239,000	480	0	4	1955	3	19622	Y	Y	7412 442ND PL SE	
002	784920	1685	10/3/03	\$139,000	560	0	4	1919	4	3000	N	N	7962 MAPLE AV SE	
002	784920	2775	10/22/04	\$187,000	620	0	4	1929	4	4410	N	N	8398 DOONE AV SE	
002	780290	0628	8/27/04	\$191,000	720	0	4	1930	4	15250	N	N	8004 375TH PL SE	
002	780290	0140	11/25/03	\$158,000	820	0	4	1937	4	7920	N	N	37919 SE 80TH ST	
002	799470	0035	7/12/04	\$209,555	895	0	4	1924	3	77972	N	N	37724 SE 80TH ST	
002	785120	0080	5/5/05	\$145,000	960	0	4	1963	3	12720	Y	Y	39232 SE PARK ST	
002	785120	0080	9/26/05	\$220,000	960	0	4	1963	3	12720	Y	Y	39232 SE PARK ST	
002	312408	9051	6/25/03	\$208,250	1090	0	4	1933	4	20376	N	N	9525 384TH AV SE	
002	780290	0624	8/9/04	\$265,000	1510	0	4	1939	4	28108	N	N	37421 SE 80TH ST	
002	362407	9020	11/16/04	\$245,000	740	320	5	1952	4	34909	N	N	9325 372ND AV SE	
002	784920	2801	9/23/05	\$249,950	770	0	5	1937	4	2982	N	N	8364 DOONE AV SE	
002	760620	0260	9/25/04	\$246,500	860	0	5	1924	3	6000	N	N	38376 SE CEDAR ST	
002	784920	2405	7/28/04	\$185,000	900	0	5	1931	3	3600	N	N	8334 SILVA AV SE	
002	784920	2405	8/9/05	\$225,000	900	0	5	1931	3	3600	N	N	8334 SILVA AV SE	
002	312408	9102	6/25/03	\$179,900	920	0	5	1961	4	17859	Y	N	8209 384TH AV SE	
002	760620	0066	8/8/03	\$185,600	920	0	5	1948	3	5750	N	N	803 SE NORTHERN ST	
002	760620	0230	8/25/05	\$236,000	950	0	5	1920	3	6000	N	N	38202 SE CEDAR ST	
002	785120	0040	2/27/03	\$175,000	960	0	5	1922	3	8580	Y	Y	39414 SE PARK ST	
002	784920	1965	3/22/05	\$218,500	980	0	5	1910	3	3600	N	N	7925 SILVA AV SE	
002	352408	9027	1/29/03	\$225,000	1100	0	5	1922	3	21025	N	N	8621 436TH PL SE	
002	784970	0070	7/11/05	\$245,000	1100	0	5	1930	4	7200	N	N	8015 MAPLE AV SE	
002	282408	9040	5/24/04	\$286,800	1140	0	5	1975	4	120661	N	N	7020 411TH AV SE	
002	780290	0101	10/3/03	\$337,000	1260	0	5	1936	4	128937	Y	N	8215 382ND AV SE	
002	760620	0063	11/7/03	\$208,000	1870	0	5	1927	3	91476	N	N	7676 CEDAR PL SE	
002	760620	0220	1/28/03	\$185,000	660	0	6	1920	5	6000	N	N	38188 SE CEDAR ST	
002	942380	0135	6/24/04	\$191,000	720	0	6	1917	5	7000	N	N	38134 SE 85TH ST	
002	362407	9044	8/20/04	\$269,950	720	0	6	1973	3	108900	N	N	37025 SE 89TH ST	
002	942380	0005	10/14/03	\$229,900	890	0	6	1917	5	7470	N	N	38243 SE 85TH ST	

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	760620	0160	8/4/04	\$193,750	900	0	6	1923	4	5500	N	N	38348 SE MAPLE ST
002	780290	0039	3/15/05	\$254,000	900	0	6	1944	3	12298	Y	N	8202 382ND AV SE
002	784920	2736	6/23/05	\$252,000	900	0	6	1955	4	6000	N	N	8349 MAPLE AV SE
002	942380	0260	4/5/05	\$255,000	940	0	6	1917	4	7000	N	N	8519 382ND AV SE
002	947470	0080	7/18/05	\$200,000	1040	0	6	1973	3	10043	Y	N	43328 SE 77TH ST
002	282408	9063	3/22/05	\$369,000	1040	0	6	1997	3	311889	N	N	41516 SE 71ST ST
002	312408	9019	10/24/03	\$189,500	1050	0	6	1919	4	21780	Y	N	8107 384TH AV SE
002	262408	9010	10/8/04	\$499,000	1060	0	6	1949	4	494418	Y	N	7160 NORTH FORK RD SE
002	784920	2515	4/1/04	\$215,000	1070	0	6	1926	3	4800	N	N	8261 DOONE AV SE
002	942380	0255	10/27/04	\$250,000	1090	0	6	1917	4	7000	N	N	8527 382ND AV SE
002	780290	0100	2/26/04	\$214,950	1100	0	6	1935	4	66211	Y	N	8125 382ND AV SE
002	760620	0205	8/25/04	\$244,200	1100	0	6	1938	3	12000	N	N	38170 SE CEDAR ST
002	784920	1630	4/26/05	\$260,825	1210	0	6	1910	4	5400	N	N	7940 MAPLE AV SE
002	262408	9114	3/11/05	\$320,000	1240	0	6	1975	4	13939	Y	Y	44011 SE 78TH ST
002	312408	9029	1/27/04	\$236,000	1340	0	6	1923	4	21344	Y	N	8508 384TH AV SE
002	784920	2540	5/18/05	\$240,000	1360	0	6	1911	4	4200	N	N	8323 DOONE AV SE
002	760620	0170	6/23/05	\$279,950	1380	0	6	1923	4	5500	N	N	38376 SE MAPLE ST
002	942380	0020	6/22/04	\$242,000	1430	0	6	1917	4	7055	N	N	38219 SE 85TH ST
002	942380	0020	7/12/05	\$259,000	1430	0	6	1917	4	7055	N	N	38219 SE 85TH ST
002	760620	0400	5/28/04	\$234,000	1440	0	6	1921	4	9800	N	N	38126 SE 80TH ST
002	784920	2265	9/23/04	\$207,000	1450	0	6	1939	3	5400	N	N	8377 SILVA AV SE
002	784920	1125	10/5/04	\$244,000	1500	0	6	1950	4	10080	N	N	8711 FALLS AV SE
002	784920	1125	6/7/05	\$273,200	1500	0	6	1950	4	10080	N	N	8711 FALLS AV SE
002	947470	0030	8/5/05	\$271,000	1680	0	6	1973	3	10080	Y	N	7528 NORTH FORK RD SE
002	784920	2435	8/5/03	\$215,000	1700	0	6	1945	3	7200	N	N	8276 SILVA AV SE
002	784920	0041	6/25/04	\$230,000	1750	0	6	1993	3	24300	Y	Y	39170 SE PARK ST
002	760620	0115	9/17/03	\$235,000	2170	0	6	1922	4	11000	N	N	38347 SE NORTHERN ST
002	784920	1581	6/28/04	\$220,500	890	0	7	1959	3	5000	N	N	7896 MAPLE AV SE
002	302408	9041	5/20/04	\$224,500	1060	0	7	1944	4	44866	N	N	38002 SE NORTHERN ST
002	942380	0115	3/22/04	\$215,000	1070	0	7	1917	4	10500	N	N	38216 SE 85TH ST
002	212408	9033	7/25/03	\$320,000	1080	830	7	2002	3	40860	Y	N	5316 404TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	784920	0055	6/9/04	\$254,000	1090	0	7	1998	3	13266	Y	Y	39154 SE PARK ST
002	372830	0190	5/20/04	\$290,000	1100	860	7	1963	3	14500	Y	N	9030 381ST AV SE
002	262408	9080	9/9/04	\$352,000	1100	0	7	1971	4	167270	N	N	44530 SE 70TH ST
002	242441	0110	8/22/05	\$300,000	1130	660	7	1978	3	26900	N	N	43357 SE 77TH ST
002	784920	2385	11/20/03	\$200,000	1180	0	7	1962	3	14400	N	N	8376 SILVA AV SE
002	784920	2560	9/10/04	\$245,000	1180	0	7	1981	4	5400	N	N	8347 DOONE AV SE
002	282408	9044	6/24/03	\$415,000	1190	920	7	1983	3	102366	N	N	6926 411TH AV SE
002	780290	0602	5/23/05	\$289,300	1200	180	7	1981	3	19110	Y	N	37205 SE 80TH ST
002	262408	9181	7/17/03	\$330,000	1220	0	7	1987	3	47250	N	N	44436 SE 78TH ST
002	784920	1600	9/27/04	\$274,950	1220	0	7	1958	3	6600	N	N	7916 MAPLE AV SE
002	362407	9078	7/22/03	\$255,000	1250	690	7	1973	3	95832	N	N	8831 372ND PL SE
002	780290	0060	12/18/03	\$239,300	1250	0	7	1939	4	40040	Y	N	8106 382ND AV SE
002	510390	0070	8/25/04	\$234,000	1250	0	7	1959	4	8840	N	N	7670 HARDING PL SE
002	510390	0005	7/15/05	\$259,000	1310	0	7	1961	3	9750	N	N	38015 SE NORTHERN ST
002	570250	0055	7/28/03	\$282,500	1320	0	7	1994	3	16000	N	Y	7621 MOON VALLEY RD SE
002	780410	0060	9/1/05	\$280,000	1340	0	7	1970	3	7150	N	N	8475 MAPLE AV SE
002	760620	0375	2/19/03	\$215,000	1350	0	7	1990	3	7000	N	N	38157 SE FIR ST
002	920270	0060	8/16/03	\$287,500	1360	380	7	1972	3	12150	N	N	8412 375TH AV SE
002	262408	9178	7/8/04	\$300,000	1360	0	7	1992	3	56192	N	N	44421 SE 78TH PL
002	780290	0040	9/30/04	\$333,000	1360	0	7	1995	3	87991	Y	N	8210 382ND AV SE
002	262408	9012	4/17/03	\$345,000	1390	380	7	1988	3	51400	Y	N	7629 442ND PL SE
002	312408	9112	9/19/03	\$227,000	1400	0	7	1969	3	16552	Y	N	38474 SE 86TH PL
002	322408	9028	7/27/05	\$269,950	1400	0	7	1924	5	9010	N	N	39165 SE EPSILON ST
002	282408	9073	5/4/04	\$345,000	1550	0	7	1993	3	90605	N	N	7235 408TH AV SE
002	942380	0275	8/16/04	\$319,950	1580	0	7	2000	3	7000	N	N	38127 SE 85TH ST
002	784920	1575	4/28/03	\$205,000	1610	0	7	1921	4	7000	N	N	7876 MAPLE AV SE
002	362407	9076	12/2/04	\$349,000	1610	0	7	1997	3	63726	N	N	9215 371ST CT SE
002	202408	9054	2/19/04	\$600,000	1620	750	7	1970	4	228254	Y	N	5375 397TH AV SE
002	202408	9054	6/8/05	\$629,000	1620	750	7	1970	4	228254	Y	N	5375 397TH AV SE
002	780290	0481	8/1/03	\$270,000	1650	0	7	1969	3	27767	N	N	37705 SE 84TH PL
002	262408	9079	7/8/03	\$285,000	1680	0	7	1986	3	196020	N	N	44728 SE 70TH ST

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	372830	0200	3/3/04	\$285,000	1700	770	7	1966	3	15354	Y	N	9011 382ND AV SE
002	312408	9134	12/20/04	\$335,000	1700	0	7	1997	3	21780	Y	N	38475 SE 85TH CT
002	780290	0660	10/30/03	\$398,000	1790	0	7	1938	4	119790	N	N	8119 378TH AV SE
002	780410	0080	9/10/03	\$235,000	1795	0	7	1958	4	6000	N	N	8450 MAPLE AV SE
002	784920	2242	7/27/05	\$350,885	1830	0	7	2005	3	4800	N	N	8361 SILVA AV SE
002	784920	2742	9/2/04	\$270,000	1980	0	7	1990	3	7200	N	N	8365 MAPLE AV SE
002	784920	2742	2/21/05	\$329,500	1980	0	7	1990	3	7200	N	N	8365 MAPLE AV SE
002	362407	9066	10/20/04	\$339,950	2020	0	7	1978	3	39705	N	N	37031 SE 93RD PL
002	362407	9089	10/26/04	\$470,000	2300	0	7	1985	3	232174	N	N	35929 SE 94TH ST
002	372830	0120	6/10/04	\$302,000	2370	0	7	1974	3	18007	N	N	38021 SE 90TH ST
002	784920	1115	2/19/03	\$255,000	2540	0	7	2002	3	21600	N	N	39184 SE EPSILON ST
002	920270	0140	8/22/05	\$332,500	1300	660	8	1970	3	13366	N	N	37428 SE 86TH ST
002	312408	9099	10/18/04	\$375,000	1550	1280	8	1963	4	15600	Y	N	38039 SE 88TH ST
002	262408	9176	5/12/04	\$364,900	1710	0	8	1994	3	68413	Y	N	7432 MOON VALLEY RD SE
002	920270	0070	11/2/04	\$339,000	1760	960	8	1970	3	12150	N	N	8404 375TH AV SE
002	312408	9108	8/25/03	\$429,000	1760	1760	8	1977	3	86684	N	N	38323 SE 92ND ST
002	282408	9060	5/25/04	\$399,000	1840	0	8	1979	3	217800	N	N	7329 410TH AV SE
002	746290	0014	10/17/05	\$435,000	1910	0	8	1992	3	43378	Y	N	9720 355TH AV SE
002	602850	0070	4/21/05	\$550,000	2260	0	8	1997	3	8600	Y	Y	7602 442ND PL SE
002	386260	0030	7/25/05	\$436,000	2270	0	8	1997	3	15718	Y	N	38565 SE KIMBALL CREEK DR
002	262408	9153	7/22/03	\$450,000	2300	0	8	1988	3	238273	Y	N	7702 MOON VALLEY RD SE
002	282408	9046	7/15/04	\$467,500	2300	0	8	1989	4	121968	N	N	7031 411TH AV SE
002	342408	9091	3/24/04	\$550,000	2310	0	8	1978	4	455202	Y	N	43302 SE 92ND ST
002	362407	9113	5/22/03	\$505,000	2320	0	8	1991	3	182516	Y	N	8404 364TH AV SE
002	362407	9144	3/18/04	\$417,000	2340	0	8	1997	3	29706	N	N	9211 371ST CT SE
002	570250	0213	10/28/05	\$635,000	2350	0	8	1981	3	43912	Y	Y	7243 MOON VALLEY RD SE
002	282408	9047	1/22/03	\$327,500	2470	0	8	1984	3	119354	Y	N	6919 409TH AV SE
002	262408	9099	6/15/04	\$552,000	2640	0	8	1999	3	32234	N	Y	7155 MOON VALLEY RD SE
002	386260	0130	1/15/03	\$394,000	2950	0	8	1997	3	15277	Y	N	38558 SE KIMBALL CREEK DR
002	262408	9081	9/2/04	\$750,000	3520	0	8	2000	3	250905	N	N	6935 NORTH FORK RD SE
002	372830	0100	1/7/05	\$393,500	2060	0	9	1993	3	15300	N	N	9027 381ST AV SE

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	192408	9030	6/4/04	\$675,000	2800	0	9	1996	3	191228	N	N	37430 SE FISH HATCHERY RD
002	570250	0275	6/1/05	\$739,950	3140	0	9	2005	3	18375	N	Y	43826 SE 80TH ST
002	570250	0265	10/12/05	\$775,500	3290	0	9	2005	3	24375	N	Y	43814 SE 80TH ST
002	570250	0270	6/28/05	\$769,950	3320	0	9	2005	3	21812	N	Y	43820 SE 80TH ST
002	780290	0642	4/26/04	\$723,000	4525	0	10	2000	3	99752	Y	N	8401 375TH AV SE
003	102308	9068	10/18/04	\$200,000	740	0	4	1945	3	16108	Y	Y	12335 434TH AV SE
003	052308	9023	4/29/04	\$225,000	770	0	4	1930	3	199940	N	N	39915 SE 106TH PL
003	857090	0167	9/21/04	\$168,800	800	0	4	1929	2	6300	N	N	401 SE SNOQUALMIE-NORTH BEND RD
003	784670	0170	11/17/04	\$222,000	820	0	4	1908	4	7000	N	N	316 SYDNEY AV N
003	857090	0220	4/20/04	\$209,950	910	0	4	1938	3	25256	N	Y	427 BENDIGO BL S
003	122308	9027	9/14/05	\$355,000	1100	0	4	1948	5	51836	N	N	46505 SE MOUNT SI RD
003	032308	9126	2/24/04	\$164,000	700	0	5	1950	2	14810	N	N	610 NE 8TH ST
003	380800	0225	8/22/03	\$201,000	740	0	5	1939	4	4225	N	N	132 4TH ST
003	857090	0322	11/8/05	\$238,000	750	0	5	1925	5	4826	N	N	614 BALLARAT AV N
003	152308	9116	11/29/05	\$258,000	860	0	5	1954	3	20850	Y	N	13803 424TH AV SE
003	857090	0161	12/21/05	\$189,750	950	0	5	1920	3	8600	N	N	313 SYDNEY AV N
003	052308	9042	7/2/03	\$185,000	1240	0	5	1936	3	8080	N	N	10225 394TH PL SE
003	159300	0370	7/12/05	\$334,000	1350	0	5	1967	4	13500	Y	Y	10113 416TH AV SE
003	857090	0027	6/8/04	\$210,500	1420	0	5	1903	3	27673	N	N	723 BALLARAT AV N
003	270060	0030	6/11/03	\$211,000	1560	0	5	1936	3	7000	N	N	251 3RD ST
003	132308	9100	3/7/03	\$240,000	640	0	6	1981	3	42083	Y	N	46733 SE 129TH ST
003	380800	0120	2/20/03	\$175,000	700	0	6	1937	3	6300	N	N	517 MAIN ST
003	784670	0070	3/8/05	\$245,500	840	0	6	1957	3	7000	N	N	325 MAIN ST
003	102308	9069	2/11/05	\$273,000	940	0	6	1966	3	8248	N	Y	12323 434TH AV SE
003	132308	9076	4/25/05	\$370,000	950	0	6	1969	4	50529	Y	Y	46723 SE 134TH ST
003	102308	9144	11/11/03	\$232,000	960	0	6	1950	3	24000	Y	N	313 NE 8TH ST
003	779540	0015	7/14/04	\$214,000	980	0	6	1989	3	20247	N	N	508 JANET AV NE
003	172309	9023	3/4/04	\$280,000	990	0	6	1982	3	52707	Y	Y	49010 SE MIDDLE FORK RD
003	779540	0171	7/12/05	\$248,000	990	0	6	1959	4	9641	N	N	614 MERRITT AV NE
003	159300	0340	12/30/03	\$263,000	1020	0	6	1967	3	16125	Y	Y	10055 416TH AV SE
003	132308	9103	4/22/05	\$330,000	1030	0	6	1964	3	194713	N	N	46104 SE 130TH ST

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	779540	0056	7/13/05	\$239,000	1040	0	6	1949	4	9774	Y	N	319 NE 6TH ST
003	122308	9046	12/27/04	\$293,000	1040	0	6	1956	2	43560	N	N	46609 SE MOUNT SI RD
003	032308	9164	5/7/04	\$231,845	1060	0	6	1943	4	9755	N	N	310 NE 8TH ST
003	380800	0215	2/18/05	\$220,000	1070	0	6	1919	4	6260	N	N	421 BALLARAT AV N
003	779540	0021	10/12/04	\$235,000	1080	0	6	1951	4	15167	Y	N	413 ORCHARD AV NE
003	162308	9027	2/21/05	\$242,000	1100	0	6	1963	3	24700	N	N	13207 415TH WY SE
003	779540	0040	5/20/04	\$237,000	1220	0	6	1960	3	9785	Y	N	502 ORCHARD AV NE
003	779540	0050	7/19/04	\$260,000	1250	0	6	1977	3	12786	Y	N	402 ORCHARD AV NE
003	779540	0005	5/21/04	\$231,000	1260	0	6	1951	4	9832	N	N	201 NE 6TH ST
003	142308	9104	12/29/05	\$255,000	1260	0	6	1974	3	10600	N	N	44529 SE 132ND ST
003	779540	0022	8/12/03	\$231,000	1280	0	6	1949	5	10096	N	N	415 ORCHARD AV NE
003	102308	9175	10/24/04	\$285,000	1310	0	6	1999	3	13135	Y	N	505 MALONEY GROVE AV SE
003	077660	0050	9/16/05	\$305,000	1320	0	6	1983	3	9601	N	N	41303 SE 125TH ST
003	380800	0085	12/11/03	\$186,000	1360	0	6	1921	4	9600	N	N	118 E 5TH ST
003	052308	9033	6/28/04	\$248,500	1370	0	6	1966	3	35027	Y	N	10221 394TH PL SE
003	032308	9141	4/11/03	\$230,000	1400	0	6	1972	3	13350	Y	N	42830 SE 108TH ST
003	770830	0200	8/24/04	\$268,800	1400	0	6	1977	3	11250	N	N	41236 SE 123RD ST
003	032308	9141	12/20/04	\$258,000	1400	0	6	1972	3	13350	Y	N	42830 SE 108TH ST
003	570245	0250	1/2/03	\$220,000	1410	0	6	1993	3	10015	Y	N	375 MERRITT PL NE
003	077660	0010	10/7/05	\$320,000	1430	0	6	1983	3	9601	N	N	41201 SE 125TH ST
003	032308	9015	4/23/04	\$399,000	1430	0	6	1959	3	83635	N	N	10606 428TH AV SE
003	770830	0210	5/25/04	\$264,000	1450	0	6	1977	4	11250	N	N	41228 SE 123RD ST
003	152308	9118	10/15/04	\$400,000	1450	0	6	1953	4	20850	Y	N	13715 424TH AV SE
003	152308	9104	10/14/04	\$256,000	1580	0	6	1950	3	16487	N	N	13405 424TH AV SE
003	570245	0290	10/23/03	\$230,000	1660	0	6	1992	3	10312	Y	N	415 NE 4TH ST
003	115110	0006	2/26/03	\$250,000	2040	0	6	1951	3	11900	N	N	13203 424TH AV SE
003	077660	0090	4/28/05	\$315,000	2280	0	6	1984	4	9600	N	N	41405 SE 125TH ST
003	019245	0390	4/29/03	\$221,950	840	300	7	1985	3	16402	Y	N	43922 SE 139TH ST
003	019245	0180	6/6/03	\$228,000	840	300	7	1985	3	15890	Y	N	13821 437TH PL SE
003	019245	0200	6/10/04	\$242,000	840	300	7	1985	3	20383	Y	N	13809 437TH PL SE
003	019245	0180	8/5/05	\$272,000	840	300	7	1985	3	15890	Y	N	13821 437TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	019245	0310	6/21/04	\$228,400	850	800	7	1985	3	16763	Y	N	43810 SE 139TH ST
003	032308	9137	4/8/03	\$217,500	980	0	7	1972	3	9583	N	N	1029 PICKETT AV NE
003	122308	9073	1/18/05	\$230,000	1010	0	7	1985	3	39825	N	N	45733 SE MOUNT SI RD
003	570350	0270	3/12/03	\$240,000	1010	460	7	1980	3	9460	Y	N	13525 433RD PL SE
003	570350	0060	4/30/03	\$232,000	1010	0	7	1981	3	8800	Y	N	13418 434TH AV SE
003	256139	0020	9/13/04	\$229,500	1010	0	7	1974	3	9660	N	N	1101 PICKETT AV NE
003	570350	0100	8/19/05	\$349,950	1010	360	7	1981	3	9520	Y	N	43312 SE 134TH ST
003	019246	0320	2/25/04	\$200,000	1060	0	7	1985	3	14719	N	N	43616 SE 137TH CT
003	115110	0135	6/1/05	\$329,000	1070	0	7	1956	3	32932	N	N	13504 421ST AV SE
003	570350	0250	11/11/04	\$279,000	1080	0	7	1980	3	10450	Y	N	13513 433RD PL SE
003	142308	9129	9/1/05	\$390,000	1080	330	7	1987	3	41250	N	N	45030 SE 136TH ST
003	115110	0030	8/28/03	\$236,000	1100	0	7	1955	3	34265	N	N	13525 424TH AV SE
003	019245	0340	5/19/04	\$226,500	1100	0	7	1985	3	15258	Y	N	13823 439TH PL SE
003	019245	0040	1/7/03	\$189,950	1120	0	7	1985	3	15804	Y	N	13816 440TH PL SE
003	779581	0090	8/18/05	\$285,000	1130	0	7	1974	3	10005	Y	N	417 TAYLOR PL NE
003	152308	9245	6/12/03	\$200,000	1140	0	7	1989	3	7650	Y	N	43423 SE CEDAR FALLS WY
003	570350	0170	8/23/03	\$229,950	1140	300	7	1982	3	13572	Y	N	43229 SE 134TH ST
003	019246	0390	7/26/04	\$229,500	1140	0	7	1986	3	20168	N	N	43607 SE 136TH ST
003	019246	0300	11/4/04	\$249,000	1140	0	7	1986	3	14144	N	N	43625 SE 137TH CT
003	857090	0038	2/22/05	\$270,000	1140	0	7	1994	3	11600	N	N	121 E 6TH ST
003	019246	0330	12/10/04	\$259,500	1140	0	7	1985	3	18678	N	N	43620 SE 137TH CT
003	570350	0050	6/30/05	\$319,300	1140	580	7	1979	3	9450	Y	N	13426 434TH AV SE
003	152308	9245	5/23/05	\$276,000	1140	0	7	1989	3	7650	Y	N	43423 SE CEDAR FALLS WY
003	115110	0170	4/14/03	\$239,500	1150	0	7	1965	3	23480	N	N	13511 421ST AV SE
003	115110	0170	2/16/05	\$247,000	1150	0	7	1965	3	23480	N	N	13511 421ST AV SE
003	019246	0250	11/15/04	\$257,000	1150	0	7	1985	3	15409	N	N	13708 437TH PL SE
003	102308	9172	1/28/05	\$238,000	1160	0	7	1958	3	12222	Y	N	711 NE 8TH ST
003	857090	0328	2/24/03	\$214,500	1170	0	7	1963	3	10150	N	N	507 JANET AV NE
003	732750	0200	3/7/05	\$365,000	1180	0	7	1981	3	14292	N	Y	45506 SE TANNER RD
003	857290	0270	9/22/04	\$264,000	1180	0	7	1993	3	3325	N	N	231 W PARK ST
003	570350	0080	6/24/05	\$324,950	1180	550	7	1981	3	11520	Y	N	13402 434TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	019246	0010	10/3/05	\$320,000	1180	550	7	1985	3	15524	N	N	43905 SE 136TH ST
003	115110	0050	6/12/05	\$270,000	1190	0	7	1968	4	12884	N	N	13205 423RD AV SE
003	115110	0021	6/23/05	\$330,050	1190	0	7	1984	3	20852	N	N	13501 424TH AV SE
003	019245	0300	5/29/03	\$198,000	1200	0	7	1985	3	15606	Y	N	13826 438TH PL SE
003	803990	0210	9/22/03	\$277,000	1200	310	7	1986	3	10625	N	N	443 SE MAPLE DR
003	032308	9155	5/18/04	\$282,000	1210	330	7	1989	3	10454	Y	N	903 MILLS PL NE
003	019246	0120	5/31/05	\$269,000	1210	0	7	1985	3	14872	N	N	13631 439TH AV SE
003	803990	0086	8/4/03	\$244,000	1220	0	7	1962	3	7250	N	N	445 MEADOW DR SE
003	732750	0310	10/22/04	\$300,000	1230	0	7	1980	3	14100	Y	Y	45314 SE TANNER RD
003	779582	0080	12/6/04	\$262,000	1230	0	7	1975	4	9914	Y	N	444 BOXLEY PL NE
003	779582	0030	5/9/05	\$275,000	1230	0	7	1975	4	9880	Y	N	417 BOXLEY PL NE
003	152308	9222	6/2/05	\$282,000	1270	0	7	1977	3	10890	N	N	13241 432ND AV SE
003	570245	0160	3/18/04	\$323,950	1270	300	7	1989	4	9600	Y	N	440 NE 4TH ST
003	032308	9132	9/2/05	\$364,950	1280	330	7	1978	3	12198	N	N	1018 BORST AV NE
003	803880	0110	2/11/04	\$275,000	1290	460	7	1972	3	11500	N	N	452 SE ALDER DR
003	152308	9238	8/5/05	\$299,950	1290	0	7	1995	3	6375	Y	N	43321 SE CEDAR FALLS WY
003	162308	9067	3/21/05	\$250,500	1300	0	7	1954	3	17800	N	N	12906 412TH WY SE
003	803990	0055	4/4/05	\$307,500	1300	320	7	1988	3	10815	N	N	536 MEADOW DR SE
003	570245	0010	9/1/04	\$250,000	1320	0	7	1989	3	9664	Y	N	210 NE 4TH ST
003	152308	9261	12/18/04	\$300,000	1320	380	7	1988	3	22714	N	N	43516 SE 136TH ST
003	732750	0020	11/2/05	\$374,500	1330	750	7	1980	4	12895	N	N	45327 SE TANNER RD
003	570350	0260	3/29/05	\$290,000	1350	0	7	1980	3	10100	Y	N	13519 433RD PL SE
003	570350	0350	4/22/03	\$245,000	1360	0	7	1980	3	10000	N	N	13521 434TH AV SE
003	779582	0010	3/24/04	\$230,000	1360	0	7	1975	2	15667	Y	N	403 TAYLOR PL NE
003	570350	0350	4/12/05	\$290,000	1360	0	7	1980	3	10000	N	N	13521 434TH AV SE
003	803990	0005	8/12/05	\$299,000	1360	0	7	1979	3	10272	Y	N	531 MEADOW DR SE
003	082309	9047	9/10/03	\$345,000	1360	0	7	1995	3	216928	N	N	48926 SE 115TH ST
003	779582	0010	10/31/05	\$290,000	1360	0	7	1975	2	15667	Y	N	403 TAYLOR PL NE
003	102308	9199	12/9/04	\$247,000	1370	0	7	1966	4	10725	Y	N	625 PICKETT AV NE
003	732750	0160	5/22/03	\$269,000	1370	0	7	1981	3	15503	N	N	45515 SE TANNER RD
003	256139	0030	6/28/05	\$281,500	1380	0	7	1974	3	9660	N	N	1111 PICKETT AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	270060	0115	12/20/04	\$297,000	1380	0	7	1953	4	14000	N	N	325 3RD ST
003	102308	9195	4/29/05	\$310,000	1400	0	7	1968	4	11303	N	N	129 424TH AV SE
003	779580	0010	8/3/04	\$265,000	1400	0	7	1968	3	9591	Y	N	801 NE 6TH ST
003	554331	0030	5/3/05	\$310,000	1470	0	7	1980	3	11050	Y	N	828 MILLS PL NE
003	779540	0020	6/22/04	\$269,950	1480	0	7	1950	4	10097	N	N	429 ORCHARD AV NE
003	102308	9208	6/11/04	\$245,000	1490	0	7	1965	4	9620	Y	N	720 THRASHER AV NE
003	732750	0110	11/25/03	\$250,000	1500	0	7	1980	3	15656	N	N	13125 455TH PL SE
003	019246	0020	2/25/05	\$275,300	1510	0	7	1985	3	17475	N	N	13610 439TH AV SE
003	152308	9244	2/6/04	\$249,000	1520	0	7	1988	3	15385	Y	N	43415 SE CEDAR FALLS WY
003	803880	0140	1/23/04	\$262,000	1530	0	7	1978	3	11250	N	N	444 SE ALDER DR
003	779540	0055	9/14/04	\$220,000	1530	0	7	1954	2	9772	Y	N	515 OGLE AV NE
003	032308	9147	4/4/04	\$255,000	1540	0	7	1977	3	20473	N	N	729 NE 10TH ST
003	152308	9141	6/24/04	\$260,000	1540	0	7	1960	3	13703	Y	N	1350 424TH AV SE
003	392850	0020	1/3/03	\$233,000	1560	0	7	1977	3	10720	N	N	828 BORST AV NE
003	736640	0060	12/12/05	\$370,000	1570	0	7	1967	4	10019	Y	N	602 BORST AV NE
003	570245	0430	10/28/03	\$315,000	1580	0	7	1989	4	11351	Y	N	395 OGLE PL NE
003	152308	9260	8/27/03	\$337,900	1590	310	7	1988	3	25834	N	N	43506 SE 136TH ST
003	770830	0100	7/27/04	\$256,000	1600	0	7	1974	3	11240	N	N	12319 415TH AV SE
003	770830	0100	4/6/05	\$298,000	1600	0	7	1974	3	11240	N	N	12319 415TH AV SE
003	803990	0265	7/7/05	\$335,000	1600	0	7	1987	3	12431	Y	N	620 MEADOW DR SE
003	570245	0420	4/10/03	\$289,000	1610	0	7	1989	4	14035	Y	N	389 OGLE PL NE
003	142308	9142	7/25/05	\$370,000	1610	0	7	1987	3	57063	N	N	45120 SE 130TH PL
003	803880	0120	1/21/04	\$264,000	1660	0	7	1976	3	11250	N	N	450 SE ALDER DR
003	803880	0120	11/10/04	\$290,000	1660	0	7	1976	3	11250	N	N	450 SE ALDER DR
003	570245	0220	4/9/03	\$303,000	1680	0	7	1989	3	29046	Y	N	353 MERRITT PL NE
003	152308	9169	6/2/04	\$386,000	1680	0	7	1975	3	105415	Y	N	13306 427TH AV SE
003	019246	0270	10/25/05	\$367,500	1680	0	7	1985	3	15306	N	N	13724 437TH PL SE
003	019245	0210	9/8/04	\$249,000	1690	0	7	1984	3	14378	Y	N	13803 437TH PL SE
003	803990	0275	7/21/03	\$294,000	1700	0	7	1987	3	12171	Y	N	610 MEADOW DR SE
003	803990	0370	6/25/04	\$339,000	1710	0	7	1988	3	13500	Y	N	459 MEADOW DR SE
003	152308	9186	3/21/05	\$325,000	1720	0	7	1986	3	32670	Y	N	13412 428TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	152308	9219	9/23/05	\$472,500	1750	0	7	1984	3	136066	Y	N	43001 SE 137TH PL
003	142308	9147	6/7/05	\$440,000	1750	0	7	1987	3	36137	N	N	45101 SE 130TH PL
003	122308	9016	11/23/04	\$365,000	1770	680	7	1978	3	49658	N	N	46015 SE MOUNT SI RD
003	152308	9076	1/9/03	\$350,000	1780	0	7	1974	4	54450	Y	N	13425 428TH AV SE
003	142308	9042	1/21/04	\$285,000	1790	0	7	1963	4	35040	N	N	44602 SE MOUNT SI RD
003	779540	0120	7/27/04	\$265,000	1820	0	7	1966	3	9691	Y	N	501 THRASHER AV NE
003	142308	9146	4/17/04	\$320,000	1830	0	7	1987	3	41996	N	N	45107 SE 130TH PL
003	142308	9146	6/22/05	\$370,000	1830	0	7	1987	3	41996	N	N	45107 SE 130TH PL
003	112308	9033	7/2/03	\$235,000	1840	0	7	1968	3	21160	N	N	44303 SE MOUNT SI RD
003	132308	9131	10/1/04	\$445,000	1840	0	7	1967	3	26775	Y	Y	46033 SE 134TH ST
003	152308	9225	9/21/05	\$410,000	1860	0	7	1990	3	33150	N	N	42830 SE CEDAR FALLS WY
003	182309	9077	1/8/03	\$280,000	1890	0	7	1995	3	42908	N	N	14110 475TH AV SE
003	392840	0080	11/5/03	\$240,000	1900	0	7	1965	4	13000	N	N	801 NE 10TH ST
003	803990	0035	2/24/05	\$330,000	1900	0	7	1968	3	13100	N	N	431 SE ORCHARD DR
003	770830	0080	8/12/04	\$253,500	1920	0	7	1977	3	15300	N	N	41259 SE 123RD ST
003	032308	9151	6/21/04	\$350,000	1924	0	7	1996	3	10454	N	N	902 MILLS PL NE
003	152308	9203	8/5/03	\$363,000	1930	0	7	1981	3	52707	Y	N	42827 SE 134TH PL
003	182309	9032	3/1/03	\$357,000	2010	0	7	1997	3	30000	Y	N	12822 480TH AV SE
003	770830	0060	8/17/04	\$276,950	2030	0	7	1977	3	11560	N	N	41243 SE 123RD ST
003	803990	0045	5/3/05	\$379,950	2040	0	7	1982	3	11000	N	N	427 SE ORCHARD DR
003	570245	0410	9/15/03	\$349,950	2100	0	7	1989	4	10270	Y	N	383 OGLE PL NE
003	736640	0070	3/24/04	\$320,000	2180	0	7	1967	4	11729	Y	N	618 BORST AV NE
003	770830	0120	10/8/03	\$285,000	2280	0	7	1969	3	14016	Y	N	12324 415TH AV SE
003	857290	0210	4/27/05	\$490,000	2370	0	7	1927	5	64033	N	N	231 SYDNEY AV S
003	072309	9037	2/27/03	\$279,000	2380	0	7	1971	3	20000	N	N	12611 480TH AV SE
003	857290	0135	1/21/04	\$356,000	2420	0	7	1986	3	13050	N	N	245 BENDIGO BL
003	202309	9024	10/29/04	\$446,000	2620	0	7	1989	3	50529	N	N	49206 SE MIDDLE FORK RD
003	142308	9134	7/22/04	\$589,000	2680	0	7	1984	3	41250	Y	Y	13031 444TH AV SE
003	152308	9181	2/4/03	\$365,000	3450	0	7	1992	3	73844	Y	N	42621 SE 134TH ST
003	803990	0315	9/13/04	\$300,000	1240	300	8	1988	3	10800	Y	N	459 SI VIEW PL
003	803880	0040	11/21/05	\$385,000	1250	670	8	1980	3	10200	N	N	446 SE CHERRY DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	162308	9071	2/26/04	\$368,000	1490	0	8	1953	3	174202	N	Y	41925 SE 135TH ST
003	803880	0080	3/29/04	\$305,000	1580	0	8	1975	3	11250	N	N	449 SE CHERRY DR
003	162308	9153	4/7/04	\$345,000	1590	0	8	1993	3	45302	N	N	41517 SE 131ST ST
003	142308	9046	7/12/05	\$425,000	1590	0	8	1995	3	46609	N	N	12811 452ND AV SE
003	550650	0300	9/2/05	\$455,000	1610	0	8	1989	3	35188	N	N	45662 SE 129TH ST
003	373490	0025	12/27/05	\$349,900	1810	0	8	1993	3	7200	N	N	312 E PARK ST
003	152308	9202	10/22/04	\$374,500	1830	0	8	1984	3	52707	N	N	42921 SE 134TH PL
003	778710	0340	12/12/03	\$314,990	1850	0	8	1996	3	7208	Y	N	505 SE 6TH ST
003	803990	0195	6/24/04	\$351,000	1890	0	8	1966	3	21625	N	N	816 RIVERSIDE DR SE
003	778710	0250	2/21/03	\$319,950	1900	0	8	1997	3	8375	N	N	620 SE 6TH ST
003	778710	0760	1/3/03	\$367,000	1900	0	8	1997	3	9920	N	N	485 SE 9TH ST
003	778710	0810	11/25/03	\$375,000	1900	0	8	1997	3	7389	Y	N	545 SE 9TH ST
003	159300	0450	7/14/05	\$455,000	1910	0	8	1996	3	12350	Y	Y	10227 416TH AV SE
003	202309	9027	2/5/05	\$463,900	1920	0	8	1990	3	46609	N	N	49408 SE MIDDLE FORK RD
003	142308	9107	2/18/03	\$349,000	1940	0	8	1988	3	56192	N	N	12803 452ND AV SE
003	751170	0120	10/21/04	\$400,000	1960	0	8	1997	3	21256	N	N	13893 473RD CT SE
003	778710	0030	11/8/04	\$380,000	1970	0	8	1996	3	8104	Y	N	580 SE 5TH ST
003	778710	0420	6/24/05	\$405,000	1970	0	8	1996	3	7194	N	N	600 SE 7TH ST
003	778710	0790	1/20/03	\$318,995	1990	0	8	1997	3	7494	Y	N	515 SE 9TH ST
003	142308	9130	10/15/04	\$389,900	2000	0	8	2004	3	37000	N	N	45040 SE 136TH ST
003	778710	0540	11/19/03	\$364,500	2000	0	8	1996	3	7630	N	N	505 SE 7TH ST
003	778710	0150	1/27/03	\$304,750	2010	0	8	1995	3	11590	N	N	435 SE 5TH ST
003	778710	0630	1/27/03	\$309,900	2010	0	8	1996	3	7127	Y	N	540 SE 8TH ST
003	778710	0380	3/24/03	\$335,000	2010	0	8	1996	3	7238	Y	N	585 SE 6TH ST
003	778710	0300	6/11/03	\$335,000	2010	0	8	1996	3	7297	Y	N	520 SE 6TH ST
003	115110	0130	7/8/03	\$297,000	2020	0	8	1958	3	40084	N	N	13520 421ST AV SE
003	132308	9200	7/27/04	\$355,500	2060	0	8	1994	3	52923	N	N	46203 SE 140TH ST
003	142308	9143	5/16/05	\$428,000	2060	0	8	1987	3	43995	N	N	45108 SE 130TH PL
003	072309	9044	6/7/05	\$390,000	2075	0	8	2002	3	16200	N	N	48124 SE 127TH ST
003	803990	0190	5/9/05	\$350,000	2080	0	8	1977	3	12160	N	N	820 RIVERSIDE DR SE
003	778711	0390	6/25/04	\$369,950	2120	0	8	1997	3	8052	Y	N	1123 SE 11TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	778711	0030	2/23/04	\$378,000	2120	0	8	1997	3	7021	Y	N	450 SE 10TH ST
003	778710	0930	5/4/04	\$340,000	2150	0	8	1997	3	7254	Y	N	545 SE 8TH ST
003	159300	1281	2/28/03	\$359,900	2150	0	8	1996	3	41156	Y	N	10233 428TH AV SE
003	778710	0370	6/17/04	\$349,990	2150	0	8	1996	3	7746	N	N	565 SE 6TH ST
003	778712	0290	8/4/04	\$384,000	2150	0	8	1998	3	7367	Y	N	315 SE 10TH CIR
003	159300	1281	8/9/04	\$404,900	2150	0	8	1996	3	41156	Y	N	10233 428TH AV SE
003	778712	0350	11/15/04	\$359,900	2210	0	8	1998	3	7000	Y	N	180 SE 10TH CIR
003	778711	0680	6/9/04	\$380,000	2210	0	8	1998	3	8010	Y	N	860 SE 10TH ST
003	803990	0420	7/22/03	\$358,000	2210	0	8	1989	3	19500	N	N	608 RIVERSIDE DR SE
003	778711	0520	6/22/05	\$460,000	2210	0	8	1998	3	9810	Y	N	980 MOUNTAIN PARK BL SW
003	072309	9043	9/17/04	\$369,000	2300	0	8	2001	3	20200	N	N	48118 SE 127TH ST
003	132308	9067	9/3/04	\$407,000	2320	0	8	2003	3	18941	N	N	45502 SE 141ST ST
003	778712	0330	7/27/04	\$382,000	2320	0	8	1998	3	9117	Y	N	220 SE 10TH CIR
003	778711	0470	8/2/04	\$380,000	2320	0	8	1997	3	10400	Y	N	1080 MOUNTAIN VIEW BL SE
003	778712	0380	10/19/04	\$392,000	2320	0	8	1998	3	7726	Y	N	325 SE 10TH CIR
003	778711	0510	10/29/04	\$400,000	2320	0	8	1997	3	11717	Y	N	1000 MOUNTAIN VIEW BL SE
003	152308	9266	9/12/05	\$461,000	2320	0	8	1990	3	15024	N	N	1390 LA FOREST DR SE
003	778712	0620	8/4/03	\$375,000	2340	0	8	1998	3	9258	Y	N	385 SE 12TH PL
003	778710	0240	10/6/03	\$354,950	2340	0	8	1996	3	9400	N	N	625 SE 5TH ST
003	778712	0430	11/4/04	\$387,950	2340	0	8	1998	3	9750	Y	N	1240 MOUNTAIN VIEW BL SE
003	751170	0210	11/10/03	\$420,000	2340	0	8	1997	3	29900	N	N	47532 SE 137TH ST
003	778710	0570	3/17/05	\$397,000	2340	0	8	1996	3	7539	N	N	565 SE 7TH ST
003	778710	0740	4/15/05	\$438,000	2340	0	8	1997	3	7836	N	N	465 SE 9TH ST
003	778712	0680	6/20/05	\$458,900	2340	0	8	1998	3	7397	Y	N	390 SE 12TH PL
003	778712	0620	11/18/05	\$463,950	2340	0	8	1998	3	9258	Y	N	385 SE 12TH PL
003	778710	0440	4/16/03	\$359,000	2350	0	8	1996	3	7281	N	N	560 SE 7TH ST
003	778712	0560	3/31/03	\$356,950	2370	0	8	1999	3	8752	Y	N	350 SE 13TH PL
003	778711	0240	5/23/03	\$355,000	2400	0	8	1998	3	8408	Y	N	1016 SE 11TH PL
003	778711	0070	6/7/05	\$467,000	2410	0	8	1998	3	9315	Y	N	380 10TH PL SE
003	778710	0910	9/16/04	\$381,950	2420	0	8	1996	3	7874	Y	N	505 SE 8TH ST
003	778710	0950	6/22/05	\$465,000	2420	0	8	1996	3	8000	N	N	585 SE 8TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	778710	0910	9/7/05	\$465,000	2420	0	8	1996	3	7874	Y	N	505 SE 8TH ST
003	778710	0270	12/15/05	\$473,900	2420	0	8	1996	3	7621	Y	N	580 SE 6TH ST
003	803990	0160	3/10/03	\$284,000	2430	0	8	1970	3	8712	Y	Y	1017 RIVERSIDE DR SE
003	778711	0260	3/11/04	\$366,950	2430	0	8	1998	3	8901	Y	N	1020 SE 11TH PL
003	778711	0670	8/24/05	\$459,950	2430	0	8	1998	3	9600	Y	N	890 SE 10TH ST
003	778711	0260	9/23/05	\$470,000	2430	0	8	1998	3	8901	Y	N	1020 SE 11TH PL
003	778712	0490	7/20/05	\$469,950	2430	0	8	1999	3	8478	Y	N	405 SE 13TH PL
003	152308	9231	6/28/04	\$437,000	2435	0	8	2002	3	44517	N	N	13511 435TH AV SE
003	152308	9038	11/22/04	\$425,500	2435	0	8	2002	3	24261	N	N	13512 436TH AV SE
003	778710	0830	10/14/03	\$365,000	2450	0	8	1997	3	7410	Y	N	540 SE 9TH ST
003	550650	0220	5/12/04	\$399,000	2460	0	8	1991	3	32863	N	N	45925 SE 130TH PL
003	803990	0385	3/26/04	\$430,000	2480	0	8	2000	3	21807	Y	N	645 MEADOW DR SE
003	778710	0940	12/13/04	\$397,000	2490	0	8	1996	3	7121	N	N	565 SE 8TH ST
003	778710	0970	5/14/04	\$395,000	2498	0	8	1997	3	7716	N	N	565 SE 9TH ST
003	778710	0970	10/11/04	\$395,000	2498	0	8	1997	3	7716	N	N	565 SE 9TH ST
003	778710	0840	1/3/03	\$354,000	2500	0	8	1997	3	7416	Y	N	520 SE 9TH ST
003	778712	0010	2/12/03	\$374,950	2500	0	8	1998	3	9999	Y	N	320 SE 10TH ST
003	778710	0840	4/18/05	\$448,950	2500	0	8	1997	3	7416	Y	N	520 SE 9TH ST
003	778712	0530	2/21/03	\$375,000	2530	0	8	1998	3	11835	Y	N	325 SE 13TH PL
003	778711	0560	7/11/05	\$487,000	2530	0	8	1997	3	10231	Y	N	605 SE 10TH ST
003	778712	0590	8/10/05	\$455,000	2537	0	8	1997	3	8000	Y	N	400 SE 13TH PL
003	778711	0720	3/8/05	\$440,000	2570	0	8	1997	3	8229	Y	N	750 SE 10TH ST
003	778712	0410	7/18/05	\$479,950	2570	0	8	1998	3	9750	Y	N	1200 MOUNTAIN VIEW BL SE
003	778711	0750	1/24/05	\$439,000	2580	0	8	1997	3	10915	Y	N	660 SE 10TH ST
003	778710	0780	9/27/04	\$405,000	2590	0	8	1997	3	7159	N	N	510 SE 9TH ST
003	778711	0410	4/18/05	\$440,900	2590	0	8	1997	3	8070	Y	N	1055 SE 11TH PL
003	152308	9086	4/25/03	\$344,950	2620	0	8	1995	3	22063	N	N	1607 SE CEDAR FALLS WY
003	152308	9086	5/27/05	\$424,000	2620	0	8	1995	3	22063	N	N	1607 SE CEDAR FALLS WY
003	778711	0550	8/21/03	\$372,000	2630	0	8	1997	3	11777	Y	N	595 SE 10TH ST
003	778711	0350	4/28/04	\$390,000	2630	0	8	1997	3	7586	Y	N	1128 SE 11TH PL
003	132308	9148	10/13/03	\$449,000	2640	0	8	2003	3	20945	N	N	45400 SE NORTH BEND WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	152308	9130	9/16/04	\$424,000	2645	0	8	2002	3	31684	N	N	13506 435TH AV SE	
003	778712	0300	9/11/03	\$369,000	2660	0	8	1998	3	8424	Y	N	280 SE 10TH CIR	
003	778711	0460	3/2/05	\$440,000	2690	0	8	1997	3	9750	Y	N	1110 MOUNTAIN PARK BL SW	
003	778711	0640	2/1/05	\$455,000	2690	0	8	1997	3	9600	Y	N	815 SE 10TH ST	
003	778710	0110	9/12/05	\$475,000	2690	0	8	1996	3	10796	Y	N	365 SE 5TH ST	
003	778711	0290	12/9/03	\$380,000	2710	0	8	1997	3	7855	Y	N	1080 SE 11TH PL	
003	778711	0700	6/7/04	\$399,000	2710	0	8	1998	3	8010	Y	N	800 SE 10TH ST	
003	778710	0500	9/16/04	\$395,500	2710	0	8	1996	3	8973	N	N	425 SE 7TH ST	
003	751170	0100	1/9/03	\$442,000	2750	0	8	1997	3	36137	N	N	47205 SE 137TH ST	
003	032308	9170	6/25/04	\$510,000	2780	0	8	1995	3	21804	N	N	700 NE 10TH ST	
003	122308	9077	8/12/03	\$669,000	2810	1250	8	1995	3	136290	N	N	12570 465TH AV SE	
003	142308	9103	8/30/04	\$570,000	2860	0	8	2004	3	136778	N	N	13302 446TH AV SE	
003	132308	9078	7/7/04	\$470,000	2870	0	8	2004	3	18941	N	N	45520 SE 141ST ST	
003	751170	0130	3/31/04	\$467,000	3040	0	8	1997	3	26250	N	N	13897 473RD CT SE	
003	380800	0115	4/7/03	\$399,000	3540	0	8	2000	3	6300	N	N	521 MAIN ST	
003	152308	9247	6/16/05	\$469,000	3790	0	8	1986	4	81154	Y	N	43330 SE 140TH ST	
003	733820	0490	10/4/04	\$405,000	1790	0	9	1992	3	35000	Y	N	47014 SE 126TH ST	
003	733820	0350	11/1/04	\$400,000	1810	0	9	1992	3	35141	Y	N	47212 SE 129TH ST	
003	152308	9264	5/18/05	\$469,950	2020	0	9	1990	3	21787	N	N	1030 LA FOREST DR SE	
003	733820	0200	10/13/04	\$403,000	2030	0	9	1993	3	34998	Y	N	12816 469TH PL SE	
003	152308	9239	1/21/04	\$357,000	2040	0	9	1990	3	15012	N	N	1400 LA FOREST DR SE	
003	395610	0150	8/2/04	\$436,450	2180	0	9	1990	3	22017	N	N	1210 LA FOREST DR SE	
003	395610	0190	8/26/05	\$500,000	2180	0	9	1990	3	14734	N	N	1391 LA FOREST DR SE	
003	733820	0420	10/15/03	\$427,500	2270	0	9	1992	3	30165	Y	N	47015 SE 128TH PL	
003	733820	0370	8/26/03	\$406,000	2280	0	9	1993	3	35127	Y	N	47106 SE 129TH ST	
003	803990	0085	9/17/03	\$485,000	2290	0	9	1994	3	32087	Y	Y	441 MEADOW DR SE	
003	395610	0180	10/2/05	\$505,000	2300	0	9	1990	3	15145	N	N	1371 LA FOREST DR SE	
003	395610	0130	8/15/03	\$390,000	2310	0	9	1991	3	21780	N	N	1060 LA FOREST DR SE	
003	152308	9267	6/18/03	\$405,000	2320	0	9	1990	3	15004	N	N	1370 LA FOREST DR SE	
003	132308	9124	10/1/04	\$593,950	2350	330	9	1999	3	31875	Y	Y	46205 SE 134TH ST	
003	112308	9028	6/20/03	\$445,000	2410	0	9	1999	3	53143	N	N	44129 SE MOUNT SIRD	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	951032	0150	2/17/04	\$467,000	2500	0	9	1997	3	50595	N	N	13905 457TH AV SE
003	951032	0100	12/10/03	\$455,000	2510	0	9	1996	3	34873	N	N	13803 457TH AV SE
003	951031	0220	8/24/04	\$500,000	2510	0	9	1995	3	36309	N	N	13724 457TH AV SE
003	733820	0050	10/5/05	\$526,000	2510	0	9	1992	3	29590	Y	N	46921 SE 126TH ST
003	951030	0350	9/14/04	\$478,000	2540	0	9	1994	3	39056	N	N	46227 SE 139TH PL
003	951030	0180	10/8/04	\$510,000	2590	0	9	1994	3	32491	N	N	13703 461ST PL SE
003	951030	0210	11/8/04	\$557,000	2610	0	9	1994	3	35098	N	N	13715 463RD AV SE
003	951031	0140	9/8/04	\$513,000	2620	0	9	1995	3	34365	N	N	13713 460TH CT SE
003	951030	0260	8/7/03	\$465,000	2630	0	9	1994	3	31357	N	N	46226 SE 139TH PL
003	751170	0070	3/5/03	\$470,000	2630	0	9	1997	3	31033	N	N	47229 SE 137TH ST
003	733820	0090	3/12/03	\$430,000	2650	0	9	1993	3	37106	Y	N	46910 SE 127TH PL
003	122308	9051	8/14/03	\$475,000	2670	1220	9	1982	3	68824	Y	N	46715 SE 119TH ST
003	395610	0060	4/19/05	\$543,000	2670	0	9	1992	3	29775	N	N	1211 LA FOREST DR SE
003	132308	9141	4/9/03	\$455,000	2740	0	9	2003	3	66608	N	N	46726 SE 129TH ST
003	032308	9085	2/14/03	\$635,000	2740	0	9	1999	3	101930	Y	N	10511 428TH AV SE
003	951030	0090	1/27/05	\$516,500	2760	0	9	1994	3	36468	N	N	46307 SE 137TH ST
003	951030	0160	9/24/03	\$520,000	2760	0	9	1994	3	33955	N	N	46106 SE 137TH ST
003	951031	0090	4/22/03	\$445,000	2810	0	9	1995	3	35074	N	N	46013 SE 137TH ST
003	951031	0290	7/27/05	\$530,000	2810	0	9	1996	3	28311	N	N	45820 SE 137TH ST
003	951031	0090	7/11/05	\$541,000	2810	0	9	1995	3	35074	N	N	46013 SE 137TH ST
003	182309	9056	3/16/05	\$759,000	2810	0	9	1995	3	435600	N	N	12930 475TH AV SE
003	951032	0280	4/14/05	\$525,000	2825	0	9	1996	3	35626	N	N	45702 SE 139TH PL
003	951032	0300	10/20/05	\$590,000	2825	0	9	1996	3	32601	N	N	45705 SE 138TH CT
003	102308	9255	3/25/03	\$444,900	2830	0	9	1999	3	44431	Y	N	42205 SE CEDAR FALLS WY
003	102308	9255	2/1/05	\$495,000	2830	0	9	1999	3	44431	Y	N	42205 SE CEDAR FALLS WY
003	951032	0010	4/22/04	\$535,000	2860	0	9	1997	3	34248	N	N	13472 456TH PL SE
003	784620	0050	1/5/05	\$520,000	2870	0	9	2004	3	9966	Y	N	900 SNOQUALM PL
003	132308	9081	12/21/04	\$510,000	2880	0	9	2004	3	25322	N	N	45515 SE 140TH ST
003	733820	0470	5/11/04	\$510,000	2880	0	9	1992	3	34952	Y	N	47028 SE 126TH ST
003	112308	9012	11/17/03	\$569,000	2920	0	9	1998	3	291416	N	N	12619 444TH AV SE
003	951031	0190	7/13/05	\$589,900	2920	0	9	1995	3	37139	N	N	45827 SE 137TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	132308	9174	2/18/04	\$512,500	2960	0	9	2000	3	41200	Y	N	13911 455TH AV SE
003	951032	0290	6/15/05	\$546,000	2960	0	9	1997	3	33346	N	N	13814 457TH AV SE
003	132308	9092	8/30/05	\$599,950	2960	0	9	2001	3	61419	Y	N	13945 455TH AV SE
003	032308	9161	3/30/04	\$605,000	2970	0	9	1984	3	200376	Y	N	601 NE 12TH ST
003	550650	0050	8/31/05	\$850,000	2970	0	9	1989	3	40866	Y	Y	12841 456TH DR SE
003	951032	0210	7/23/03	\$500,000	3025	0	9	1997	3	42875	N	N	45735 SE 139TH PL
003	951032	0210	2/18/04	\$525,000	3025	0	9	1997	3	42875	N	N	45735 SE 139TH PL
003	951032	0160	11/4/03	\$500,000	3070	0	9	1997	3	34530	N	N	45703 SE 139TH ST
003	142308	9044	3/17/04	\$530,000	3090	0	9	1995	3	56192	N	N	12807 452ND AV SE
003	132308	9114	3/22/03	\$532,000	3100	0	9	1996	3	36000	N	Y	46211 SE 134TH ST
003	951030	0130	7/21/03	\$520,000	3130	0	9	1994	3	40918	N	N	46300 SE 137TH ST
003	951032	0170	10/17/05	\$619,000	3160	0	9	1997	3	40025	N	N	45709 SE 139TH PL
003	784620	0060	3/18/05	\$560,000	3190	0	9	2004	3	9269	Y	N	920 SNOQUALM PL
003	142308	9140	8/25/05	\$765,000	3200	0	9	1999	3	147668	N	N	13106 444TH AV SE
003	784620	0090	8/27/03	\$529,500	3250	0	9	2004	3	8260	Y	N	915 SNOQUALM PL
003	784620	0040	11/18/04	\$539,900	3250	0	9	2004	3	9880	Y	N	870 SNOQUALM PL
003	784620	0090	8/8/05	\$624,000	3250	0	9	2004	3	8260	Y	N	915 SNOQUALM PL
003	951032	0020	8/15/05	\$611,100	3260	0	9	1996	3	28993	N	N	13468 456TH PL SE
003	951030	0150	11/23/05	\$605,900	3260	0	9	1994	3	35116	N	N	46114 SE 137TH ST
003	951030	0120	1/17/03	\$486,650	3270	0	9	1994	3	33652	N	N	46308 SE 137TH ST
003	784620	0030	6/18/04	\$525,500	3330	0	9	2004	3	8935	Y	N	850 SNOQUALM PL
003	784620	0110	8/23/04	\$546,342	3330	0	9	2004	3	8846	Y	N	875 SNOQUALM PL
003	784620	0100	8/3/04	\$549,900	3330	0	9	2004	3	8632	Y	N	895 SNOQUALM PL
003	784620	0120	12/21/04	\$555,500	3340	0	9	2004	3	9691	Y	N	855 SNOQUALM PL
003	951031	0040	7/8/05	\$600,000	3350	0	9	1995	3	33391	N	N	13728 461ST PL SE
003	784620	0070	4/18/05	\$639,000	3370	0	9	2004	3	14402	Y	N	940 SNOQUALM PL
003	122308	9084	8/25/05	\$950,000	3400	0	9	1995	3	300564	N	N	46432 SE MOUNT SI RD
003	733830	0090	7/8/03	\$725,000	3530	0	9	1996	3	43996	N	N	43905 SE 127TH PL
003	152308	9221	7/22/04	\$659,000	3540	0	9	1981	3	65340	Y	N	42819 SE 137TH PL
003	159300	0960	10/4/05	\$785,000	3800	0	9	2001	3	43995	Y	N	41729 SE 101ST ST
003	803990	0240	2/23/04	\$485,000	4050	0	9	2002	3	14850	N	N	730 MEADOW DR SE

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Area 80
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	951030	0190	6/19/03	\$599,000	3400	0	10	1994	3	35608	N	N	46105 SE 137TH ST
003	152308	9274	8/4/05	\$799,950	3660	0	10	2002	3	163350	Y	N	13533 432ND AV SE
003	550650	0150	5/6/04	\$865,000	3760	0	10	1997	3	40126	Y	Y	13065 459TH AV SE
003	784620	0080	11/8/04	\$739,471	4260	0	10	2004	3	7004	Y	N	960 SNOQUALM PL
007	302309	9056	9/20/04	\$190,700	920	0	3	1938	3	14679	Y	Y	46911 SE 160TH ST
007	252308	9080	5/20/04	\$195,000	620	0	4	1966	3	50965	N	N	16825 454TH AV SE
007	788050	0110	12/20/05	\$250,000	960	0	4	1928	4	11745	Y	Y	47211 SE 160TH ST
007	162308	9039	2/13/03	\$265,000	700	0	5	1938	4	57063	N	N	41508 SE 141ST ST
007	222308	9029	6/21/04	\$220,000	1010	0	5	1964	4	23657	Y	Y	43318 SE 149TH ST
007	232308	9029	8/5/05	\$345,000	1010	0	5	1936	3	204732	N	N	14424 436TH AV SE
007	222308	9023	5/27/03	\$212,000	1420	0	5	1954	4	22500	N	N	15123 CEDAR FALLS RD SE
007	733450	1700	1/13/03	\$193,500	600	0	6	1964	4	10350	Y	Y	14642 438TH AV SE
007	733450	0690	2/2/04	\$194,950	670	0	6	1966	3	9375	N	N	14908 444TH AV SE
007	940710	2520	7/22/04	\$219,990	790	0	6	1977	4	9430	N	N	42817 SE 176TH ST
007	940710	1270	3/28/03	\$215,000	840	0	6	1968	4	15500	N	N	16601 423RD PL SE
007	733460	0450	11/1/03	\$192,500	890	0	6	1969	4	9000	N	N	14418 448TH AV SE
007	940700	0090	5/5/04	\$214,000	940	640	6	1970	5	9360	N	N	17307 433RD AV SE
007	940710	1940	6/24/03	\$176,000	960	0	6	1968	3	9700	N	N	16812 423RD PL SE
007	940710	1560	9/2/03	\$212,000	960	640	6	1980	3	9600	N	N	42027 SE 166TH ST
007	940700	1310	8/11/03	\$218,000	970	0	6	1972	3	9588	N	N	17020 426TH AV SE
007	940710	0060	9/23/05	\$235,000	970	0	6	1975	3	12324	N	N	43415 SE 173RD PL
007	222308	9061	9/25/03	\$275,000	1100	0	6	1972	3	22440	Y	Y	42930 SE 149TH ST
007	733460	0420	6/15/04	\$265,000	1120	0	6	1970	4	11662	Y	Y	45018 SE 145TH ST
007	940700	1510	10/17/03	\$207,133	1250	0	6	1981	3	10300	N	N	42641 SE 169TH ST
007	940711	0790	7/18/05	\$251,000	1250	0	6	1970	2	10400	N	N	42743 SE 168TH PL
007	733460	0160	5/18/05	\$335,000	1280	0	6	1967	4	13765	N	Y	44500 SE 144TH ST
007	940710	0070	6/18/03	\$194,950	1290	0	6	1975	3	14852	N	N	43425 SE 173RD PL
007	733470	0110	4/20/04	\$216,000	1340	0	6	1976	4	9800	N	N	15001 443RD AV SE
007	940711	0180	7/18/03	\$215,000	1440	0	6	1981	3	14615	N	N	16836 430TH LN SE
007	940710	0500	7/25/05	\$250,000	1540	0	6	1978	3	10545	N	N	17157 432ND CT SE
007	733460	0110	11/16/04	\$299,950	1550	0	6	1966	4	12240	Y	Y	44400 SE 144TH ST

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	252308	9071	8/24/05	\$337,000	1840	1340	6	1965	3	65340	N	N	46417 SE 171ST ST
007	162308	9059	9/13/04	\$460,000	2880	0	6	1990	3	148539	N	N	13613 409TH AV SE
007	940711	0310	5/7/04	\$235,000	820	820	7	1978	3	9600	N	N	16948 430TH PL SE
007	940700	1520	8/20/04	\$255,000	830	800	7	1980	3	11500	N	N	42633 SE 169TH ST
007	940710	2570	7/27/05	\$288,450	840	170	7	1984	3	9086	N	N	17605 429TH AV SE
007	733440	1300	6/22/03	\$189,500	860	0	7	1977	3	10125	N	N	14708 442ND AV SE
007	733440	0120	6/28/05	\$289,400	860	510	7	1983	3	12210	N	Y	43730 SE 149TH ST
007	940710	1720	11/2/05	\$279,000	870	870	7	1982	4	9480	N	N	42026 SE 167TH ST
007	940700	1680	2/20/03	\$193,150	910	0	7	1983	3	9215	N	N	16803 425TH AV SE
007	733460	0950	3/8/04	\$199,000	910	0	7	1977	4	9750	N	N	44525 SE 145TH ST
007	940700	1680	2/8/05	\$219,500	910	0	7	1983	3	9215	N	N	16803 425TH AV SE
007	940700	0740	10/28/05	\$225,000	910	0	7	1977	3	9025	N	N	17204 429TH AV SE
007	733440	1390	5/24/05	\$237,000	910	0	7	1977	3	10485	N	N	43911 SE 149TH ST
007	733460	0770	5/20/05	\$238,000	910	0	7	1978	3	9660	N	N	14433 445TH AV SE
007	733450	0130	2/27/03	\$160,000	920	0	7	1980	2	9594	N	N	43712 SE 150TH ST
007	940700	1260	4/25/03	\$205,000	920	0	7	1981	3	9400	N	N	17037 427TH AV SE
007	733450	1550	11/29/05	\$255,000	920	0	7	1978	3	9540	N	N	44401 SE 151ST ST
007	733440	1100	7/27/05	\$227,500	930	0	7	1981	3	10530	N	N	14619 445TH AV SE
007	733440	1100	11/16/05	\$276,500	930	0	7	1981	3	10530	N	N	14619 445TH AV SE
007	733460	1060	8/25/03	\$193,500	940	0	7	1978	4	9750	N	N	44546 SE 146TH ST
007	733440	1110	4/7/05	\$242,000	940	0	7	1979	3	10030	N	N	14605 445TH AV SE
007	940710	1790	8/5/05	\$254,000	940	0	7	1980	3	12880	N	N	42011 SE 167TH ST
007	733440	0740	8/6/03	\$193,000	950	0	7	1972	4	10950	N	N	44538 SE 147TH ST
007	940710	0210	11/4/03	\$185,000	960	0	7	1970	3	13485	N	N	43442 SE 172ND PL
007	940710	0610	3/21/03	\$189,000	960	0	7	1971	4	10591	N	N	42904 SE 176TH ST
007	940711	1550	5/21/03	\$184,950	960	0	7	1971	3	9000	N	N	17334 428TH AV SE
007	940710	0610	9/23/05	\$265,000	960	0	7	1971	4	10591	N	N	42904 SE 176TH ST
007	940700	1240	8/26/03	\$179,000	970	0	7	1977	4	9100	N	N	17049 427TH AV SE
007	940710	0300	8/20/03	\$186,200	970	0	7	1990	3	9600	N	N	17209 434TH AV SE
007	733450	0060	2/23/04	\$202,000	970	0	7	1973	3	11680	N	N	43830 SE 150TH ST
007	733440	0630	7/5/05	\$237,000	970	0	7	1966	3	10950	N	N	44533 SE 146TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	733450	0060	12/21/05	\$261,000	970	0	7	1973	3	11680	N	N	43830 SE 150TH ST
007	940700	1320	12/14/05	\$269,000	980	0	7	1978	3	10640	N	N	17026 426TH AV SE
007	733440	1140	4/8/03	\$209,000	990	0	7	1977	4	10488	N	N	14614 444TH AV SE
007	733450	0360	12/12/03	\$206,800	990	0	7	1978	3	9306	N	N	44108 SE 149TH ST
007	940711	0900	5/18/04	\$249,500	990	700	7	1979	3	10502	N	N	16844 429TH AV SE
007	733450	0580	6/17/04	\$231,480	990	0	7	1977	4	13325	N	N	14905 444TH AV SE
007	940700	1720	11/23/04	\$227,500	990	0	7	1977	3	10710	N	N	16828 425TH AV SE
007	733440	1310	5/23/05	\$242,499	990	0	7	1978	4	9072	N	N	14714 442ND AV SE
007	733440	0920	4/18/05	\$243,000	990	0	7	1978	4	11100	N	N	14705 446TH AV SE
007	940710	1090	7/14/05	\$242,500	990	0	7	1979	3	11890	N	N	17110 424TH AV SE
007	147161	0130	5/9/05	\$305,000	1000	200	7	1984	4	15080	N	N	14212 439TH AV SE
007	940711	0980	11/15/05	\$265,500	1000	0	7	1981	4	11360	N	N	42994 SE 170TH CT
007	733440	1240	8/21/03	\$185,000	1010	0	7	1976	3	11088	N	N	44301 SE 146TH ST
007	940700	1910	1/12/04	\$221,950	1010	0	7	1971	4	11800	N	N	42630 SE 169TH ST
007	733450	0930	5/17/04	\$207,500	1010	0	7	1966	3	10500	N	N	14724 447TH AV SE
007	940710	2700	4/8/04	\$246,000	1010	480	7	1981	3	9600	N	N	43128 SE 175TH LN
007	940700	1070	8/25/04	\$252,450	1010	0	7	1978	3	9440	N	N	42727 SE 170TH PL
007	733440	1120	11/22/05	\$235,000	1010	0	7	1972	3	9594	N	N	44413 SE 146TH ST
007	940710	0570	10/18/04	\$219,990	1020	0	7	1987	3	8880	N	N	43012 SE 174TH ST
007	147160	0250	3/25/05	\$260,000	1020	960	7	1982	3	25771	N	N	44216 SE 142ND ST
007	940700	1770	11/20/03	\$217,500	1020	0	7	1987	3	9000	N	N	16806 426TH AV SE
007	940700	1760	9/20/04	\$229,000	1020	0	7	1987	3	9118	N	N	16805 426TH AV SE
007	733460	1520	5/11/05	\$279,000	1020	490	7	1995	3	10140	N	N	44909 SE 147TH ST
007	733460	0570	6/9/04	\$195,000	1030	0	7	1977	4	8486	N	N	14405 447TH AV SE
007	940700	1750	2/26/03	\$244,950	1030	510	7	1995	3	9160	N	N	16813 426TH AV SE
007	940711	1060	7/13/04	\$250,000	1030	510	7	1990	3	10400	N	N	42963 SE 170TH CT
007	940710	2440	9/28/04	\$260,500	1030	470	7	1994	3	11760	N	N	42701 SE 175TH PL
007	940710	2720	3/18/05	\$269,000	1030	510	7	1994	3	9401	N	N	43134 SE 175TH LN
007	940700	0520	10/13/04	\$275,000	1030	0	7	1990	3	10810	N	N	17234 430TH AV SE
007	940710	2720	8/19/05	\$312,000	1030	510	7	1994	3	9401	N	N	43134 SE 175TH LN
007	940710	0330	7/29/03	\$225,000	1040	490	7	1980	3	10800	N	N	43411 SE 172ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	147163	0330	7/21/04	\$290,000	1040	790	7	1981	3	15360	N	N	44018 SE 143RD ST
007	940710	2810	3/10/05	\$276,000	1040	440	7	1979	3	12284	N	N	43202 SE 176TH ST
007	940711	0290	10/5/05	\$275,000	1040	0	7	1978	3	9600	N	N	17012 430TH PL SE
007	940710	2010	8/31/05	\$269,000	1040	0	7	1980	4	9360	N	N	42307 SE 168TH CT
007	940711	0060	3/13/04	\$199,000	1050	490	7	1978	3	9600	N	N	17026 431ST AV SE
007	940711	0060	11/24/04	\$280,000	1050	490	7	1978	3	9600	N	N	17026 431ST AV SE
007	940711	0160	10/7/03	\$246,400	1060	550	7	1994	3	27542	N	N	16830 430TH LN SE
007	733440	0560	2/10/03	\$210,000	1060	0	7	1972	4	9750	N	N	44412 SE 146TH ST
007	940710	1670	3/15/04	\$249,900	1060	520	7	1994	3	10191	N	N	42108 SE 168TH ST
007	940711	1170	8/26/03	\$215,500	1060	0	7	1979	3	8816	N	N	42842 SE 170TH PL
007	733440	0560	5/26/04	\$219,000	1060	0	7	1972	4	9750	N	N	44412 SE 146TH ST
007	940710	1670	10/21/04	\$261,000	1060	520	7	1994	3	10191	N	N	42108 SE 168TH ST
007	147160	0100	12/23/04	\$255,000	1060	0	7	1982	4	18095	N	N	43826 SE 142ND ST
007	733460	1790	8/24/04	\$233,450	1060	0	7	1983	3	12780	N	N	14618 449TH AV SE
007	733440	0600	5/7/05	\$259,950	1060	0	7	1972	4	9750	N	N	44424 SE 146TH ST
007	940710	1230	7/21/05	\$260,000	1060	0	7	1983	3	9686	N	N	16624 423RD PL SE
007	788050	0042	4/8/04	\$249,950	1070	530	7	2001	3	13096	N	N	47543 SE 159TH ST
007	733440	1270	7/12/04	\$216,800	1070	0	7	1987	3	17200	N	N	14620 442ND AV SE
007	733450	0020	3/30/04	\$270,000	1070	740	7	1995	3	10192	N	N	44002 SE 150TH ST
007	733440	0290	7/28/03	\$299,500	1080	200	7	1987	3	6695	Y	Y	14808 439TH PL SE
007	733460	0090	3/12/03	\$293,500	1080	200	7	1988	4	13750	Y	Y	14409 444TH AV SE
007	733450	1410	4/20/04	\$275,000	1080	520	7	1979	4	15312	N	N	44647 SE 151ST PL
007	940710	3000	6/10/05	\$291,105	1080	290	7	1978	3	9240	N	N	43417 SE 174TH ST
007	147161	0160	4/3/03	\$234,950	1090	0	7	1983	3	16708	N	N	14211 440TH CT SE
007	733450	1340	8/26/04	\$239,950	1090	540	7	1978	3	11250	N	N	44618 SE 151ST PL
007	940711	1270	10/6/03	\$218,000	1090	0	7	1982	3	9717	N	N	42714 SE 170TH PL
007	940710	1780	4/15/04	\$249,000	1090	240	7	1989	3	14700	N	N	42005 SE 167TH ST
007	152308	9218	7/11/03	\$265,000	1090	0	7	1981	3	24754	Y	N	43437 SE 142ND ST
007	147161	0160	4/26/05	\$267,000	1090	0	7	1983	3	16708	N	N	14211 440TH CT SE
007	940711	1600	6/20/05	\$279,500	1090	570	7	1980	3	13200	N	N	42909 SE 173RD ST
007	940710	0950	8/4/03	\$220,000	1100	390	7	1978	4	9600	N	N	17425 426TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	940700	1250	4/22/03	\$198,000	1100	0	7	1981	3	9720	N	N	17043 427TH AV SE
007	940710	2510	4/16/04	\$253,000	1100	530	7	1979	3	9348	N	N	42809 SE 176TH ST
007	733460	1030	1/25/05	\$236,950	1100	0	7	1970	4	9976	N	N	44568 SE 146TH ST
007	733470	0010	4/16/04	\$240,000	1100	0	7	1965	4	10360	N	N	44304 SE 151ST ST
007	940711	0670	6/24/05	\$305,000	1100	400	7	1979	5	11920	N	N	16841 427TH PL SE
007	733470	0010	11/16/04	\$257,000	1100	0	7	1965	4	10360	N	N	44304 SE 151ST ST
007	733460	0830	9/27/04	\$239,000	1105	0	7	1975	3	8750	N	N	14400 444TH AV SE
007	940710	2245	5/23/05	\$285,500	1110	240	7	1995	3	11150	N	N	42329 SE 171ST ST
007	940700	0220	11/12/04	\$267,500	1110	0	7	1980	3	10650	N	N	17328 432ND AV SE
007	733470	0160	7/9/05	\$316,000	1120	570	7	1996	3	21000	N	N	15031 443RD AV SE
007	940711	0890	10/1/03	\$249,900	1130	790	7	1990	3	10800	N	N	16850 429TH AV SE
007	940710	1680	3/26/04	\$232,000	1130	0	7	1987	3	10500	N	N	16714 421ST AV SE
007	733450	1500	3/6/03	\$202,000	1140	320	7	1992	3	11900	N	N	44501 SE 151ST PL
007	733440	1420	11/24/03	\$185,500	1140	0	7	1977	4	10500	N	N	43825 SE 149TH ST
007	940710	2400	9/11/03	\$255,900	1140	520	7	1990	4	9600	N	N	42603 SE 175TH PL
007	940710	0470	7/13/04	\$242,000	1140	530	7	1980	3	11200	N	N	17162 432ND CT SE
007	733440	1380	5/25/04	\$217,295	1140	0	7	1977	3	9600	N	N	43921 SE 149TH ST
007	940710	0150	11/15/04	\$250,000	1140	0	7	1977	3	12636	N	N	17300 435TH AV SE
007	570300	0071	4/2/03	\$342,000	1140	840	7	1988	3	108593	N	N	44202 SE 159TH ST
007	940711	0760	2/3/05	\$255,000	1140	0	7	1979	3	9840	N	N	16842 427TH PL SE
007	940710	2380	4/14/05	\$260,000	1140	450	7	1980	3	9600	N	N	42527 SE 175TH PL
007	940710	0900	4/15/03	\$254,550	1140	0	7	1977	3	9300	N	N	17305 426TH AV SE
007	940711	0960	9/2/04	\$269,000	1140	0	7	1981	3	11340	N	N	16915 430TH PL SE
007	940710	2750	12/5/04	\$270,950	1140	0	7	1979	3	10370	N	N	17411 433RD PL SE
007	940711	0110	3/25/05	\$276,000	1140	310	7	1978	3	9639	N	N	16966 431ST AV SE
007	940711	0510	11/1/04	\$279,000	1140	0	7	1980	3	21094	N	N	16817 429TH AV SE
007	940700	0700	5/4/05	\$281,000	1140	500	7	1980	3	7500	N	N	42910 SE 172ND PL
007	733440	0110	10/7/05	\$350,000	1140	570	7	1978	4	12375	N	Y	43724 SE 149TH ST
007	147162	0110	11/14/05	\$352,000	1140	0	7	1986	3	23505	Y	Y	44517 SE 142ND PL
007	733450	1280	12/29/05	\$335,000	1140	500	7	1978	4	10425	N	N	44603 SE 151ST ST
007	940710	0130	8/25/03	\$226,000	1150	0	7	1977	3	9600	N	N	17312 435TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	940710	2360	2/7/05	\$245,500	1150	0	7	1979	3	9600	N	N	42511 SE 175TH PL
007	940711	1590	12/14/05	\$255,000	1150	0	7	1977	3	9775	N	N	42903 SE 173RD ST
007	940700	0170	10/7/05	\$285,000	1160	400	7	1979	3	10340	N	N	43225 SE 173RD PL
007	940711	0140	12/21/05	\$312,000	1160	520	7	1980	4	16340	N	N	16950 431ST AV SE
007	162308	9090	7/21/04	\$253,500	1170	270	7	1979	3	22764	Y	N	40924 SE 131ST ST
007	940710	2390	5/11/05	\$270,000	1170	370	7	1980	3	9600	N	N	42535 SE 175TH PL
007	733460	2010	4/8/03	\$198,000	1180	550	7	1981	3	9750	N	N	14621 447TH AV SE
007	940700	0210	8/14/03	\$211,000	1180	0	7	1978	3	11220	N	N	17318 432ND AV SE
007	733450	1490	7/24/03	\$230,000	1180	550	7	1980	4	11424	N	N	44507 SE 151ST PL
007	733440	1290	1/23/04	\$230,000	1180	0	7	1977	4	11100	N	N	14712 442ND AV SE
007	733450	0400	10/19/04	\$231,000	1180	0	7	1978	4	9440	N	N	44212 SE 149TH PL
007	733450	1490	7/19/05	\$301,450	1180	550	7	1980	4	11424	N	N	44507 SE 151ST PL
007	940700	0560	8/26/05	\$258,500	1180	0	7	1978	3	9900	N	N	17245 430TH AV SE
007	733450	0400	11/10/05	\$278,500	1180	0	7	1978	4	9440	N	N	44212 SE 149TH PL
007	940700	0940	8/20/04	\$224,950	1190	0	7	1978	3	10300	N	N	42767 SE 172ND PL
007	142308	9161	5/10/04	\$297,000	1190	360	7	1988	3	17837	N	N	43642 SE 143RD PL
007	940700	0850	9/9/04	\$275,000	1190	330	7	1980	4	10380	N	N	17220 428TH PL SE
007	940700	1820	8/24/05	\$270,300	1190	0	7	1980	3	9135	N	N	16821 426TH PL SE
007	940700	1120	1/30/03	\$214,000	1200	0	7	1994	3	9770	N	N	17024 427TH AV SE
007	147161	0080	7/17/03	\$258,000	1200	270	7	1987	3	15040	N	N	43801 SE 142ND ST
007	733450	1520	6/19/03	\$207,000	1200	0	7	1979	4	11868	N	N	15123 445TH AV SE
007	940700	0150	6/24/04	\$221,000	1200	0	7	1993	3	9800	N	N	43212 SE 173RD PL
007	147161	0080	5/4/05	\$260,000	1200	270	7	1987	3	15040	N	N	43801 SE 142ND ST
007	733460	1920	12/3/03	\$211,950	1200	0	7	1972	4	9750	N	N	44723 SE 146TH ST
007	940711	1650	6/16/04	\$224,000	1200	0	7	1973	3	9600	N	N	17315 430TH AV SE
007	733460	1950	5/27/04	\$214,900	1200	0	7	1977	4	9750	N	N	14614 447TH AV SE
007	733460	1830	7/13/04	\$213,200	1200	0	7	1977	3	9750	N	N	44823 SE 146TH ST
007	262308	9103	8/31/05	\$346,000	1200	0	7	1978	3	130244	N	N	44809 SE 161ST PL
007	733460	0910	12/7/04	\$244,000	1200	0	7	1977	4	7695	N	N	14433 444TH AV SE
007	147163	0370	8/25/03	\$250,000	1210	760	7	1981	3	13995	N	N	14221 441ST PL SE
007	940700	0780	8/26/03	\$258,000	1210	1060	7	1978	4	10010	N	N	17225 429TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	940710	2500	4/27/04	\$222,000	1210	0	7	1979	4	9296	N	N	42801 SE 176TH ST
007	147163	0350	9/19/03	\$269,500	1210	340	7	1988	3	12956	N	N	14229 441ST PL SE
007	733470	0070	7/22/05	\$249,000	1210	0	7	1978	3	10125	N	N	15014 443RD AV SE
007	733450	0850	7/1/04	\$220,000	1220	0	7	1977	3	9750	N	N	14735 447TH AV SE
007	733450	0890	9/12/03	\$190,000	1230	0	7	1972	4	9750	N	N	14707 447TH AV SE
007	733450	0250	10/1/03	\$193,950	1230	0	7	1967	3	29852	N	N	43827 SE 150TH ST
007	940710	2970	9/5/03	\$204,000	1230	0	7	1978	3	14093	N	N	43320 SE 176TH ST
007	940700	1150	2/21/03	\$232,000	1230	660	7	1977	3	10791	N	N	17054 427TH AV SE
007	733440	0730	7/7/03	\$218,500	1230	0	7	1979	4	10658	N	N	44532 SE 147TH ST
007	733450	1030	6/11/03	\$229,990	1230	660	7	1978	3	11250	N	N	44525 SE 150TH ST
007	940711	0750	8/5/04	\$216,000	1230	0	7	1978	3	9600	N	N	16848 427TH PL SE
007	733450	1090	9/22/04	\$228,600	1230	0	7	1979	4	11026	N	N	44404 SE 151ST ST
007	940710	0730	7/3/03	\$232,000	1230	0	7	1980	4	10725	N	N	17451 427TH AV SE
007	147163	0360	8/29/03	\$275,000	1230	290	7	1982	3	16027	N	N	14225 441ST PL SE
007	940711	0690	6/3/03	\$224,950	1230	0	7	1980	3	9600	N	N	16857 427TH PL SE
007	940711	0360	7/19/03	\$225,000	1230	0	7	1978	3	12160	N	N	16904 430TH PL SE
007	940710	1500	3/4/03	\$226,500	1230	0	7	1979	3	9720	N	N	42212 SE 166TH PL
007	940700	1100	12/10/04	\$262,500	1230	500	7	1977	3	9650	N	N	42705 SE 170TH PL
007	733460	0810	10/14/04	\$235,000	1230	0	7	1978	3	9620	N	N	14411 445TH AV SE
007	940700	1610	5/10/04	\$252,500	1230	0	7	1979	3	11875	N	N	16904 424TH AV SE
007	940710	0930	8/24/05	\$270,000	1230	0	7	1977	3	10098	N	N	17329 426TH AV SE
007	940711	1240	2/14/05	\$250,000	1230	0	7	1978	3	9200	N	N	42738 SE 170TH PL
007	940710	2970	7/6/05	\$253,950	1230	0	7	1978	3	14093	N	N	43320 SE 176TH ST
007	940710	0250	5/17/05	\$259,000	1230	0	7	1979	3	9600	N	N	43412 SE 172ND PL
007	940700	1890	3/14/05	\$273,000	1230	0	7	1979	4	10400	N	N	16822 426TH PL SE
007	940710	2610	9/9/03	\$204,950	1240	0	7	1977	3	12220	N	N	42929 SE 176TH ST
007	940710	2940	10/1/03	\$253,000	1240	460	7	1980	3	11455	N	N	43329 SE 176TH ST
007	940710	0840	6/13/05	\$245,500	1240	0	7	1979	3	11200	N	N	17326 426TH AV SE
007	147160	0070	7/11/05	\$314,950	1240	780	7	1980	3	17400	N	N	43802 SE 142ND ST
007	147163	0320	11/11/04	\$309,900	1240	330	7	1981	3	15360	N	N	44010 SE 143RD ST
007	940711	0070	6/27/05	\$309,000	1240	570	7	1993	3	9600	N	N	17018 431ST AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	940700	1590	2/23/05	\$259,950	1240	0	7	1977	3	9900	N	N	42415 SE 169TH ST
007	940711	0740	12/9/05	\$265,000	1240	0	7	1979	3	9600	N	N	16854 427TH PL SE
007	940711	0020	9/16/03	\$177,000	1250	0	7	1970	3	9360	N	N	17056 431ST AV SE
007	733460	1210	8/20/03	\$215,000	1250	0	7	1970	4	11571	N	N	44804 SE 146TH ST
007	940710	2990	10/16/03	\$197,100	1250	0	7	1970	2	10710	N	N	17406 433RD PL SE
007	733460	1220	8/11/03	\$202,812	1250	0	7	1970	3	12093	N	N	44812 SE 146TH ST
007	733440	1210	2/19/03	\$218,000	1250	0	7	1977	3	11100	N	N	14623 444TH AV SE
007	733440	0260	8/8/03	\$234,000	1250	0	7	1963	4	9200	N	N	43820 SE 149TH ST
007	940710	2920	8/13/03	\$212,000	1250	0	7	1970	3	11570	N	N	43313 SE 176TH ST
007	733460	0640	4/19/04	\$222,000	1250	0	7	1977	3	10000	N	N	44515 SE 144TH ST
007	162308	9144	6/19/03	\$325,000	1250	0	7	1994	3	265716	N	N	13826 415TH WY SE
007	940700	1080	11/30/05	\$269,000	1250	0	7	1977	3	9166	N	N	42719 SE 170TH PL
007	733450	1250	9/15/05	\$329,000	1250	620	7	1994	3	9825	N	N	44627 SE 151ST ST
007	147162	0060	11/30/05	\$320,000	1260	0	7	1984	3	20411	N	N	14230 446TH PL SE
007	733450	0900	3/2/04	\$200,000	1270	0	7	1973	3	9750	N	N	14701 447TH AV SE
007	940700	0750	5/12/04	\$224,950	1270	0	7	1978	3	9450	N	N	17210 429TH AV SE
007	733460	1890	12/23/04	\$245,000	1270	0	7	1977	3	10384	N	N	14624 448TH AV SE
007	940700	0750	8/1/05	\$254,000	1270	0	7	1978	3	9450	N	N	17210 429TH AV SE
007	733460	1310	8/20/03	\$206,300	1280	0	7	1977	3	12900	N	N	45002 SE 146TH ST
007	733470	0020	5/1/03	\$239,500	1280	0	7	1992	3	10500	N	N	15044 443RD AV SE
007	940700	1330	11/20/03	\$269,000	1280	700	7	1979	3	9750	N	N	17032 426TH AV SE
007	733450	1050	3/18/05	\$249,000	1280	0	7	1977	4	11250	N	N	44509 SE 150TH ST
007	940711	0940	8/15/05	\$254,000	1280	0	7	1978	3	10950	N	N	42921 SE 168TH PL
007	733460	0100	5/26/05	\$310,000	1280	0	7	1982	4	14330	Y	Y	14401 444TH AV SE
007	940710	0080	10/3/03	\$209,000	1290	0	7	1973	3	11439	N	N	17305 435TH AV SE
007	940700	1210	6/29/04	\$244,500	1310	0	7	1979	3	9750	N	N	17067 427TH AV SE
007	940711	0950	10/30/03	\$269,000	1320	250	7	1998	3	10875	N	N	16905 430TH PL SE
007	940710	3050	4/22/03	\$259,500	1330	490	7	1979	4	11200	N	N	17419 CEDAR FALLS RD SE
007	733460	1850	5/23/03	\$195,000	1340	0	7	1977	4	9750	N	N	44811 SE 146TH ST
007	940700	1860	10/30/03	\$246,000	1340	170	7	1979	3	9300	N	N	16804 426TH PL SE
007	940711	1570	2/11/04	\$262,900	1340	650	7	1978	3	9760	N	N	17318 428TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	733460	1270	5/30/03	\$208,000	1350	0	7	1977	4	10625	N	N	14512 449TH AV SE
007	733460	2080	4/12/05	\$210,000	1350	0	7	1976	3	10950	N	N	44541 SE 146TH ST
007	733460	1710	6/23/05	\$230,000	1350	0	7	1974	4	9360	N	N	14641 450TH AV SE
007	733460	0390	7/12/04	\$277,000	1350	0	7	1979	3	10656	Y	Y	44850 SE 145TH ST
007	733460	2080	12/23/05	\$270,000	1350	0	7	1976	3	10950	N	N	44541 SE 146TH ST
007	940710	1930	6/18/03	\$218,000	1360	0	7	1994	3	10000	Y	N	16816 423RD PL SE
007	733450	0120	4/7/04	\$229,950	1360	0	7	1984	3	9760	N	N	43716 SE 150TH ST
007	940710	2860	11/18/04	\$249,000	1360	0	7	1978	3	9600	N	N	43201 SE 176TH ST
007	940710	1930	7/29/05	\$275,950	1360	0	7	1994	3	10000	Y	N	16816 423RD PL SE
007	192309	9068	2/12/03	\$299,950	1370	890	7	2002	3	14484	N	N	47421 SE 159TH ST
007	940711	1350	9/23/05	\$287,000	1370	0	7	1979	4	8050	N	N	42926 SE 173RD ST
007	733450	1140	8/29/03	\$209,950	1380	0	7	1977	4	11625	N	N	44612 SE 151ST ST
007	733440	1160	11/8/04	\$220,000	1380	0	7	1977	3	10875	N	N	14630 444TH AV SE
007	940710	0770	3/17/03	\$232,000	1390	310	7	1978	3	9600	N	N	17436 426TH AV SE
007	147160	0030	6/10/04	\$260,950	1390	340	7	1980	3	16065	N	N	43622 SE 142ND ST
007	147160	0220	5/8/03	\$234,200	1390	0	7	1980	3	17818	N	N	44122 SE 142ND ST
007	252308	9078	5/13/03	\$259,950	1390	0	7	1968	5	28283	N	N	16927 454TH AV SE
007	733460	0680	5/26/04	\$235,000	1390	0	7	1977	4	9750	N	N	14426 445TH AV SE
007	262308	9077	3/12/04	\$320,000	1390	260	7	1979	4	44866	N	N	43615 SE 170TH ST
007	733460	0170	9/2/03	\$328,050	1390	0	7	1979	4	13860	N	Y	44506 SE 144TH ST
007	147160	0130	2/8/05	\$213,000	1400	0	7	1982	3	19688	N	N	43916 SE 142ND ST
007	733460	0800	3/25/03	\$173,000	1400	0	7	1983	2	9072	N	N	14415 445TH AV SE
007	733440	0640	8/1/05	\$217,000	1400	0	7	1971	3	10950	N	N	44525 SE 146TH ST
007	262308	9086	3/21/03	\$339,950	1400	1400	7	1977	3	84942	N	N	44119 SE 161ST PL
007	147160	0130	9/12/05	\$295,950	1400	0	7	1982	3	19688	N	N	43916 SE 142ND ST
007	733460	1610	11/23/05	\$290,000	1400	0	7	1980	3	10400	N	N	14640 447TH AV SE
007	733460	0360	10/28/03	\$348,500	1400	0	7	1966	3	17848	Y	Y	44834 SE 145TH ST
007	940710	2580	1/21/03	\$245,000	1410	480	7	1979	5	11305	N	N	17604 429TH AV SE
007	940711	0650	7/15/03	\$225,000	1410	0	7	1979	2	14625	N	N	42703 SE 168TH PL
007	940711	1070	10/13/03	\$228,000	1430	0	7	1979	3	14875	N	N	42967 SE 170TH CT
007	940710	2190	4/1/04	\$242,450	1430	0	7	1980	3	10455	N	N	42125 SE 171ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	940700	1410	9/9/05	\$313,000	1430	1105	7	1980	2	10920	N	N	42501 SE 170TH CT
007	733440	0930	11/3/03	\$180,000	1440	0	7	1981	4	11100	N	N	44543 SE 147TH ST
007	147161	0290	10/10/03	\$226,000	1440	0	7	1981	3	15484	N	N	14210 443RD PL SE
007	940710	2000	2/24/04	\$267,000	1440	0	7	1980	3	12000	N	N	42301 SE 168TH CT
007	940710	2690	10/12/04	\$265,000	1440	0	7	1979	3	9600	N	N	43126 SE 175TH LN
007	733460	1490	7/14/03	\$232,500	1450	0	7	1994	3	22332	N	N	14638 450TH AV SE
007	940710	1400	7/25/05	\$319,900	1450	610	7	1995	3	10925	N	N	42213 SE 167TH ST
007	733460	0990	8/19/03	\$203,000	1460	0	7	1973	3	9750	N	N	44627 SE 145TH ST
007	733440	1500	6/24/03	\$209,950	1460	0	7	1972	4	9240	N	N	43705 SE 149TH ST
007	940711	0250	7/26/05	\$279,000	1460	750	7	1978	3	9804	N	N	17049 431ST AV SE
007	302309	9039	5/11/04	\$339,800	1460	0	7	1994	3	16650	Y	Y	46825 SE 160TH ST
007	733440	1500	12/26/04	\$274,950	1460	0	7	1972	4	9240	N	N	43705 SE 149TH ST
007	733450	0840	10/24/05	\$310,000	1460	0	7	1979	3	10250	N	N	44548 SE 150TH ST
007	733450	0810	12/17/04	\$280,000	1470	0	7	1978	3	10875	N	N	44526 SE 150TH ST
007	940710	0980	1/14/03	\$221,000	1490	0	7	1979	4	10200	N	N	42520 SE 175TH PL
007	940710	0980	3/22/04	\$239,950	1490	0	7	1979	4	10200	N	N	42520 SE 175TH PL
007	733440	1360	2/23/05	\$237,600	1490	0	7	1964	3	9775	N	N	14746 442ND AV SE
007	733450	0090	3/22/05	\$275,000	1490	0	7	1970	4	11456	N	N	43806 SE 150TH ST
007	940700	0380	11/15/04	\$260,000	1500	480	7	1996	3	9890	N	N	17301 431ST AV SE
007	252308	9030	6/15/04	\$275,000	1500	0	7	1968	3	56192	N	N	45328 SE EDGEWICK RD
007	940711	1530	5/27/04	\$269,950	1538	0	7	1990	3	9775	N	N	17345 428TH AV SE
007	733470	0080	7/21/05	\$255,000	1550	0	7	1978	3	10125	N	N	15010 443RD AV SE
007	147163	0260	7/10/03	\$245,500	1560	0	7	1981	3	14094	N	N	14227 439TH AV SE
007	262308	9023	8/16/05	\$320,000	1560	0	7	2002	3	45000	N	N	16027 CEDAR FALLS RD SE
007	162308	9050	11/14/05	\$375,000	1560	0	7	1954	3	80150	N	N	13729 409TH AV SE
007	733470	0130	10/18/04	\$245,000	1570	0	7	1973	3	15288	N	N	15009 443RD AV SE
007	940700	0910	11/10/03	\$203,000	1580	0	7	1973	3	9750	N	N	17213 428TH PL SE
007	733460	0730	5/11/04	\$266,000	1580	0	7	1979	3	8856	N	N	14416 446TH AV SE
007	940700	0620	2/23/04	\$222,500	1590	0	7	1975	3	9600	N	N	42837 SE 170TH PL
007	940710	0190	6/18/04	\$238,500	1600	0	7	1980	3	10769	N	N	17206 435TH AV SE
007	733440	1440	11/13/03	\$243,000	1600	0	7	1980	3	13875	N	N	43809 SE 149TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	733460	1970	12/16/05	\$304,000	1600	0	7	1980	3	9750	N	N	14628 447TH AV SE
007	733440	0820	10/20/03	\$219,000	1610	0	7	1972	3	9750	N	N	14726 446TH AV SE
007	788050	0041	8/27/03	\$260,000	1630	0	7	2001	3	12737	N	N	47549 SE 159TH ST
007	940711	1610	8/18/05	\$325,000	1640	0	7	1996	3	9600	N	N	42917 SE 173RD ST
007	940711	1520	5/23/03	\$242,500	1670	0	7	1990	3	9453	N	N	17335 428TH AV SE
007	940700	0970	8/12/03	\$237,500	1690	0	7	1978	3	9600	N	N	42755 SE 172ND PL
007	733450	0610	9/16/03	\$248,500	1690	0	7	1977	4	11100	N	N	14925 444TH AV SE
007	162308	9148	2/13/03	\$323,000	1700	0	7	1995	3	99316	Y	N	13500 409TH AV SE
007	733440	0620	6/30/05	\$324,000	1700	0	7	1978	3	9664	N	N	44504 SE 146TH ST
007	262308	9098	2/14/05	\$495,000	1760	0	7	1983	4	216493	N	N	16717 443RD AV SE
007	733450	1060	12/9/04	\$287,500	1780	0	7	1978	3	11250	N	N	44501 SE 150TH ST
007	147163	0250	5/22/03	\$275,000	1790	0	7	1983	3	13375	N	N	14221 439TH AV SE
007	142308	9078	3/14/05	\$324,900	1790	0	7	1961	4	37847	N	N	14322 436TH AV SE
007	147163	0250	3/22/05	\$333,100	1790	0	7	1983	3	13375	N	N	14221 439TH AV SE
007	733440	1040	3/26/03	\$209,950	1800	0	7	1977	4	9576	N	N	14709 445TH AV SE
007	162308	9014	2/17/05	\$375,000	1830	0	7	1979	4	39750	Y	N	13608 415TH WY SE
007	733460	0250	12/1/04	\$300,000	1880	0	7	1965	4	10856	N	Y	44564 SE 144TH ST
007	733440	0980	6/2/05	\$265,000	1920	0	7	1979	3	10725	N	N	14716 445TH AV SE
007	733440	0980	9/13/05	\$306,000	1920	0	7	1979	3	10725	N	N	14716 445TH AV SE
007	147162	0340	5/25/04	\$260,000	1960	0	7	1982	3	15296	N	N	44513 SE 142ND ST
007	733440	1180	9/14/04	\$252,000	2070	0	7	1997	3	9576	N	N	14902 444TH AV SE
007	147163	0220	3/3/03	\$312,000	2100	0	7	1984	3	12699	N	N	43811 SE 143RD ST
007	302309	9074	3/1/05	\$370,000	2100	0	7	2005	3	30389	N	N	47203 SE 162ND ST
007	162308	9055	6/9/05	\$425,000	2290	1180	7	1952	3	80150	N	N	13903 409TH AV SE
007	733450	1420	4/14/04	\$318,000	2300	0	7	2004	3	12750	N	N	44639 SE 151ST PL
007	733450	1470	6/22/04	\$324,000	2300	0	7	2004	3	10240	N	N	44601 SE 151ST PL
007	733450	1470	10/18/05	\$374,000	2300	0	7	2004	3	10240	N	N	44601 SE 151ST PL
007	940710	0140	4/4/05	\$299,950	2350	0	7	1987	4	9960	N	N	17304 435TH AV SE
007	222308	9063	9/7/05	\$580,000	2380	0	7	1987	3	62044	N	Y	43434 SE 149TH ST
007	147161	0110	8/26/05	\$459,950	2420	0	7	1984	3	15040	N	N	14213 439TH AV SE
007	147163	0400	6/15/04	\$275,500	1060	0	8	1983	3	15032	N	N	14233 442ND AV SE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	147163	0390	9/29/04	\$279,500	1080	0	8	1983	3	15027	N	N	44108 SE 143RD ST
007	940710	1880	10/8/03	\$263,000	1180	340	8	1989	3	9519	Y	N	42211 SE 168TH ST
007	162308	9106	5/25/04	\$344,900	1280	1030	8	1992	3	37479	N	N	41002 SE 131ST ST
007	788050	0015	8/28/03	\$299,000	1300	0	8	2002	3	26770	Y	Y	47515 SE 160TH ST
007	162308	9114	6/6/03	\$297,000	1490	0	8	1963	3	48787	Y	N	41812 SE 142ND ST
007	940710	1600	1/17/05	\$274,950	1500	0	8	1992	3	12400	N	N	16621 422ND AV SE
007	262308	9135	6/24/03	\$369,000	1520	310	8	1991	3	65340	N	N	44218 SE 161ST PL
007	162308	9052	5/26/04	\$460,000	1530	1530	8	1950	3	202118	N	N	13805 409TH AV SE
007	262308	9131	4/30/04	\$380,000	1620	0	8	1989	3	43685	N	N	17222 CEDAR FALLS RD SE
007	142230	0050	4/13/04	\$334,000	1630	0	8	1991	3	34230	N	N	15239 472ND PL SE
007	147163	0380	10/24/03	\$284,000	1630	0	8	1984	4	13889	N	N	14232 441ST PL SE
007	142230	0140	5/3/05	\$460,000	1630	0	8	1991	3	43733	N	N	47502 SE 153RD ST
007	142230	0220	3/15/05	\$397,000	1640	0	8	1991	3	43548	N	N	15329 475TH CT SE
007	192309	9021	5/8/03	\$316,500	1680	0	8	1993	3	53143	N	N	46809 SE 153RD ST
007	192309	9021	7/14/05	\$412,500	1680	0	8	1993	3	53143	N	N	46809 SE 153RD ST
007	260773	0040	8/10/05	\$355,000	1700	0	8	1993	3	9785	Y	N	1040 SW 10TH ST
007	142230	0010	9/2/04	\$354,450	1720	0	8	1991	3	45374	N	N	15211 472ND PL SE
007	142230	0010	10/5/05	\$398,500	1720	0	8	1991	3	45374	N	N	15211 472ND PL SE
007	142230	0100	2/25/04	\$334,000	1730	0	8	1991	3	46638	N	N	15208 474TH AV SE
007	192309	9049	6/19/03	\$337,500	1750	0	8	1993	3	46173	N	N	46818 SE 154TH CT
007	262308	9093	3/22/05	\$439,000	1750	0	8	1980	3	213444	N	N	44225 SE 170TH ST
007	232308	9052	4/11/05	\$464,520	1770	0	8	1996	3	68385	Y	Y	14406 440TH AV SE
007	302309	9052	3/24/05	\$507,000	1780	0	8	2001	3	32066	Y	Y	47533 SE 162ND ST
007	260773	0070	12/20/04	\$346,000	1810	0	8	1993	3	9728	Y	N	980 11TH CT SW
007	260773	0340	8/2/04	\$335,000	1820	0	8	1995	3	9655	Y	N	1225 FORSTER BL SW
007	260772	0040	7/8/03	\$314,000	1830	0	8	1995	3	9857	N	N	1250 SW 10TH ST
007	260776	0940	7/18/03	\$319,000	1860	0	8	1996	3	9859	N	N	1110 SW 12TH ST
007	162308	9113	6/15/05	\$310,000	1870	0	8	1963	3	29185	N	N	14218 415TH AV SE
007	733440	0150	5/26/04	\$369,000	1870	0	8	1992	3	10440	Y	Y	14825 438TH AV SE
007	260773	0080	5/17/05	\$367,000	1880	0	8	1993	3	9764	Y	N	970 11TH CT SW
007	260772	0220	5/7/03	\$315,000	1890	0	8	1996	3	9643	N	N	1480 SW 10TH ST

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	260773	0190	5/12/04	\$320,000	1890	0	8	1993	3	10718	Y	N	1185 SW HEMLOCK CT
007	260773	0230	2/22/05	\$350,000	1890	0	8	1993	3	9685	Y	N	1030 HEMLOCK AV SW
007	260772	0220	2/4/05	\$362,000	1890	0	8	1996	3	9643	N	N	1480 SW 10TH ST
007	260773	0190	10/18/05	\$416,813	1890	0	8	1993	3	10718	Y	N	1185 SW HEMLOCK CT
007	147162	0100	6/4/03	\$350,000	1900	0	8	1988	3	23287	Y	Y	44525 SE 142ND PL
007	147162	0100	7/26/05	\$490,000	1900	0	8	1988	3	23287	Y	Y	44525 SE 142ND PL
007	260776	0500	8/24/04	\$345,000	1910	0	8	1995	3	9643	N	N	1410 11TH PL SW
007	260773	0030	6/17/04	\$324,995	1920	0	8	1993	3	10366	Y	N	1020 SW 10TH ST
007	260773	0130	6/8/04	\$328,000	1920	0	8	1993	3	12748	N	N	995 11TH CT SW
007	260776	0740	1/31/03	\$329,950	1930	0	8	1996	3	10691	N	N	1185 SW 12TH ST
007	260776	0410	10/4/04	\$359,000	1930	0	8	1995	3	17846	N	N	1545 SW 15TH PL
007	260776	0740	3/11/05	\$375,000	1930	0	8	1996	3	10691	N	N	1185 SW 12TH ST
007	260776	1000	5/26/05	\$391,000	1930	0	8	1996	3	12125	Y	N	1230 SW 12TH ST
007	260772	0450	2/19/04	\$346,990	1950	0	8	1994	3	9834	N	N	1130 13TH PL SW
007	262308	9122	9/17/03	\$325,500	1980	0	8	1996	3	61875	N	N	16617 CEDAR FALLS RD SE
007	260772	0490	3/11/04	\$317,000	1980	0	8	1994	3	9613	Y	N	1030 13TH PL SW
007	260772	0440	8/19/03	\$337,000	1980	0	8	1994	3	9725	N	N	1135 13TH PL SW
007	262308	9122	9/16/05	\$385,000	1980	0	8	1996	3	61875	N	N	16617 CEDAR FALLS RD SE
007	252308	9072	10/24/04	\$670,000	1980	936	8	1997	3	217800	N	N	46701 SE 171ST ST
007	260772	0130	5/7/04	\$366,000	1990	0	8	1994	3	11436	Y	N	1366 SW 10TH ST
007	260776	0220	5/6/04	\$382,500	2000	0	8	1995	3	9652	Y	N	1417 FORSTER BL SW
007	260776	0040	11/11/04	\$399,000	2000	0	8	1995	3	9800	Y	N	1080 FORSTER BL SW
007	260776	0890	8/26/03	\$384,950	2020	1010	8	1998	3	9687	N	N	1165 SW 12TH ST
007	260776	0560	5/6/04	\$345,000	2020	0	8	1995	3	19137	N	N	1435 SW 13TH PL
007	260776	0860	7/25/05	\$407,000	2020	0	8	1998	3	9643	N	N	1240 11TH CT SW
007	260776	0980	5/19/05	\$405,000	2020	0	8	1996	3	9827	Y	N	1180 SW 12TH ST
007	260776	0280	11/25/05	\$429,000	2020	0	8	1997	3	10082	Y	N	1235 FORSTER BL SW
007	260776	0070	11/22/05	\$485,000	2040	0	8	1995	3	9782	Y	N	1360 HEMLOCK AV SW
007	260773	0370	7/1/03	\$366,200	2090	0	8	1993	3	9963	Y	N	1260 FORSTER BL SW
007	352308	9024	3/11/03	\$409,000	2130	0	8	1983	3	198633	N	N	44430 SE EDGEWICK RD
007	260773	0210	2/4/04	\$344,000	2180	0	8	1994	3	11695	Y	N	1160 SW HEMLOCK CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	260776	0760	10/16/03	\$355,000	2180	0	8	1998	3	13004	Y	N	1255 11TH CT SW
007	260776	0190	10/23/03	\$360,000	2180	0	8	1997	3	9861	Y	N	1435 FORSTER BL SW
007	260776	0640	12/30/05	\$455,000	2180	0	8	1995	3	10700	Y	N	1315 SW 12TH PL
007	260772	0380	10/23/03	\$369,950	2190	0	8	1994	3	12028	Y	N	1353 SW 10TH ST
007	260773	0380	6/18/04	\$361,000	2230	0	8	1993	3	9659	Y	N	1230 FORSTER BL SW
007	260772	0270	2/6/03	\$372,500	2230	0	8	1995	3	12263	Y	N	1557 SW 12TH CT
007	260773	0320	12/13/04	\$378,200	2230	0	8	1993	3	10347	Y	N	1161 FORSTER BL SW
007	260773	0450	2/17/05	\$365,000	2240	0	8	1993	3	13336	Y	N	970 SW 11TH PL
007	260776	0260	7/2/03	\$380,500	2240	0	8	1996	3	9620	Y	N	1345 FORSTER BL SW
007	260774	0010	11/4/05	\$458,000	2250	0	8	1994	3	9700	Y	N	1105 HEMLOCK AV SW
007	262308	9141	8/22/05	\$556,000	2250	0	8	1998	3	50155	N	N	43804 SE 168TH ST
007	260772	0190	5/10/04	\$368,500	2260	0	8	1994	3	10316	Y	N	1450 SW 10TH ST
007	260772	0160	3/9/04	\$377,950	2260	0	8	1994	3	9604	Y	N	1420 SW 10TH ST
007	260776	0630	7/22/03	\$329,897	2270	0	8	1995	3	9813	Y	N	1260 SW 12TH PL
007	260773	0250	8/5/04	\$378,000	2310	0	8	1993	3	11236	Y	N	1165 SW 10TH ST
007	733460	0300	10/22/04	\$395,000	2320	0	8	1993	3	11030	N	Y	44722 SE 144TH ST
007	260776	0230	9/1/05	\$460,000	2320	0	8	1995	3	9714	Y	N	1411 FORSTER BL SW
007	260776	0120	8/2/05	\$439,950	2330	0	8	1995	3	10384	Y	N	1355 SW 14TH PL
007	262308	9003	2/20/04	\$485,000	2340	0	8	1997	3	213879	N	N	44415 SE 166TH ST
007	260772	0290	6/4/04	\$363,500	2340	0	8	1994	3	14436	Y	N	1467 SW 10TH ST
007	260773	0280	2/23/04	\$365,000	2350	0	8	1993	3	10178	Y	N	1055 SW 10TH ST
007	260773	0150	5/6/05	\$429,950	2350	0	8	1993	3	10439	Y	N	1015 HEMLOCK AV SW
007	260774	0130	9/21/05	\$430,000	2380	0	8	1994	3	18328	Y	N	1140 HEMLOCK AV SW
007	260776	0910	4/7/03	\$350,000	2390	0	8	1997	3	12700	N	N	1079 SW 12TH ST
007	260776	0650	7/15/04	\$352,500	2390	0	8	1997	3	9868	Y	N	1325 SW 12TH PL
007	260776	0250	1/30/04	\$375,000	2390	0	8	1996	3	9612	Y	N	1365 FORSTER BL SW
007	260776	0830	5/14/04	\$379,000	2390	0	8	1997	3	9660	N	N	1310 11TH CT SW
007	260776	0700	7/22/03	\$385,000	2390	0	8	1996	3	10364	Y	N	1350 HEMLOCK AV SW
007	260772	0210	7/12/04	\$388,500	2390	0	8	1995	3	9788	Y	N	1470 SW 10TH ST
007	260776	0110	8/16/04	\$396,000	2390	0	8	1995	3	10095	Y	N	1350 SW 14TH PL
007	260776	0430	9/27/04	\$415,000	2390	0	8	1995	3	11184	N	N	1525 SW 15TH PL

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	260776	0250	4/26/05	\$427,000	2390	0	8	1996	3	9612	Y	N	1365 FORSTER BL SW
007	260776	0600	8/24/05	\$475,000	2390	0	8	1995	3	11160	N	N	1360 SW 13TH PL
007	260774	0020	8/6/04	\$365,000	2400	0	8	1993	3	7255	Y	N	1115 HEMLOCK AV SW
007	260776	0710	3/19/03	\$383,850	2400	0	8	1995	3	10237	Y	N	1340 HEMLOCK AV SW
007	260776	0340	2/25/03	\$390,000	2400	0	8	1996	3	10823	Y	N	1175 11TH PL SW
007	260776	0080	5/3/05	\$418,000	2400	0	8	1995	3	10313	Y	N	1365 HEMLOCK AV SW
007	260776	0800	8/29/05	\$435,000	2420	0	8	1998	3	9610	Y	N	1335 11TH CT SW
007	302309	9065	11/12/03	\$479,000	2440	0	8	2003	3	18533	N	N	47561 SE 162ND ST
007	260772	0410	7/25/03	\$360,500	2450	0	8	1994	3	9611	Y	N	1015 13TH PL SW
007	302309	9069	9/3/04	\$486,000	2480	0	8	1997	3	51401	N	N	47207 SE 162ND ST
007	302309	9069	8/29/05	\$510,500	2480	0	8	1997	3	51401	N	N	47207 SE 162ND ST
007	260776	0790	3/18/03	\$386,000	2490	0	8	1997	3	9608	Y	N	1315 11TH CT SW
007	260776	0690	8/18/03	\$386,000	2490	0	8	1996	3	9645	Y	N	1361 HEMLOCK AV SW
007	260776	0660	1/11/05	\$419,900	2510	0	8	1997	3	9741	Y	N	1335 SW 12TH PL
007	260772	0300	11/5/04	\$423,500	2560	0	8	1994	3	14666	Y	N	1457 SW 10TH ST
007	260773	0220	8/31/05	\$484,551	2570	0	8	1993	3	9791	Y	N	1150 SW HEMLOCK CT
007	260772	0280	10/22/04	\$425,000	2620	0	8	1994	3	12330	Y	N	1477 SW 10TH ST
007	260773	0170	6/17/04	\$368,500	2640	0	8	1993	3	10713	Y	N	1045 HEMLOCK AV SW
007	252308	9001	8/29/05	\$750,000	2680	0	8	1997	3	283140	N	N	46709 SE 161ST ST
007	192309	9028	7/20/04	\$519,950	2690	0	8	2004	3	111513	N	N	15535 477TH AV SE
007	570301	0110	9/30/04	\$518,000	2690	0	8	1989	3	135036	N	N	45107 SE 156TH ST
007	192309	9040	5/24/05	\$589,000	2730	0	8	2005	3	107593	N	N	47600 SE 153RD ST
007	260776	0290	11/3/05	\$494,000	2780	0	8	1996	3	9818	Y	N	1435 11TH PL SW
007	302309	9066	7/16/04	\$500,000	2860	0	8	2004	3	36700	N	Y	47562 SE 162ND ST
007	262308	9142	7/18/05	\$529,500	2040	0	9	1998	3	43613	N	N	43828 SE 168TH ST
007	252308	9113	4/21/05	\$590,000	2110	770	9	1997	3	113691	Y	N	17411 453RD AV SE
007	262308	9138	9/12/05	\$540,500	2140	0	9	1998	3	49222	N	N	43731 SE 168TH ST
007	242308	9047	2/3/04	\$505,000	2258	0	9	1998	4	50965	Y	N	46533 SE 156TH PL
007	302309	9007	10/25/05	\$730,000	2470	0	9	2003	3	164657	N	N	47150 SE 162ND ST
007	342308	9025	8/25/03	\$570,000	2660	0	9	1995	3	253954	N	N	42905 SE 177TH ST
007	262308	9139	6/11/03	\$639,950	2820	0	9	1998	3	101930	N	N	43827 SE 168TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	262308	9119	7/20/03	\$545,000	2860	0	9	1999	3	57499	N	N	44514 SE 166TH ST
007	302309	9073	4/20/05	\$525,000	2970	0	9	2005	3	52279	N	N	47217 SE 162ND ST
007	192309	9029	7/19/04	\$619,950	3300	0	9	2004	3	175982	N	N	15623 477TH AV SE
007	262308	9005	6/7/04	\$690,000	3400	0	9	2001	3	71002	N	N	44310 SE 161ST PL
007	733480	0010	6/27/05	\$895,000	3730	0	9	2005	3	285576	N	N	15122 443RD AV SE
007	232308	9065	4/19/05	\$730,000	2400	2200	10	1989	3	322188	Y	N	15201 451ST AV SE
007	222308	9018	4/25/05	\$960,500	2780	2580	10	1994	3	565408	Y	N	43508 SE 152ND PL
007	570301	0060	2/10/05	\$670,000	2970	1720	10	1992	3	142876	Y	N	45001 SE 159TH ST
007	192309	9061	7/14/05	\$625,000	3200	0	10	2002	3	189050	N	N	47229 SE 157TH PL
007	192309	9062	11/18/04	\$630,000	3410	0	10	2002	3	162479	N	N	47411 SE 157TH PL
007	262308	9121	6/29/03	\$682,500	3460	0	10	1999	3	57499	N	N	44518 SE 166TH ST
007	262308	9121	12/8/05	\$760,000	3460	0	10	1999	3	57499	N	N	44518 SE 166TH ST
007	302309	9055	9/15/04	\$769,500	3510	0	10	2004	3	112677	Y	Y	47138 SE 162ND ST
007	252308	9014	5/3/05	\$700,000	3580	0	10	1993	3	219542	Y	N	17007 464TH WY SE
007	883580	0060	3/5/03	\$773,000	3890	0	10	2001	3	241326	Y	N	42426 SE 149TH PL
007	232308	9077	7/5/05	\$798,000	3920	0	10	1999	3	62788	Y	N	15312 451ST AV SE
007	883580	0570	7/11/03	\$792,000	3980	0	10	1999	3	216381	Y	N	16518 426TH WY SE
007	883580	0200	12/15/05	\$1,270,000	4300	0	10	2001	3	157386	Y	N	15508 UPLANDS WY SE
007	232308	9078	6/9/05	\$950,000	4340	0	10	1999	3	103696	Y	N	15418 451ST AV SE
007	883580	0260	7/15/04	\$970,000	3470	0	11	2001	3	160117	Y	N	15614 UPLANDS WY SE
007	883577	0160	9/12/05	\$1,224,000	3720	970	11	2003	3	313103	Y	N	15139 UPLANDS WY SE
007	883580	0020	12/6/05	\$1,190,000	4680	0	11	2001	3	273660	Y	N	42314 SE 149TH PL
007	883580	0650	3/9/04	\$1,200,000	5560	0	11	2001	3	200041	Y	N	16309 426TH WY SE
007	883580	0390	10/26/04	\$1,270,000	5820	0	11	2000	3	180572	Y	N	43237 SE 163RD ST
007	883580	0100	4/5/04	\$1,485,000	4470	0	12	1999	3	151714	Y	N	42032 SE 149TH PL
007	883580	0640	10/16/03	\$1,400,000	5220	0	12	1999	3	186894	Y	N	16415 426TH WY SE
007	883580	0140	5/11/04	\$1,800,000	5610	1820	12	2003	3	256803	Y	N	42219 SE 149TH PL
007	883580	0410	4/25/03	\$1,680,000	6240	0	12	2000	3	196504	Y	N	43105 SE 163RD ST

Improved Sales Removed from this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	022307	9032	10/28/03	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	182408	9026	8/5/04	\$193,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	182408	9044	12/29/03	\$180,000	ImpCount
002	212408	9019	2/20/04	\$75,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	242440	0210	7/15/05	\$131,500	DORRatio
002	262408	9020	11/1/04	\$460,000	ImpCount
002	262408	9047	11/2/04	\$45,000	DORRatio
002	262408	9120	6/25/04	\$150,000	DIAGNOSTIC OUTLIER
002	262408	9173	9/30/04	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	282408	9020	4/5/04	\$285,000	ImpCount
002	282408	9021	2/12/04	\$220,000	Obsol
002	302408	9036	12/12/05	\$115,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	302408	9038	5/6/03	\$268,500	PrevLand<=25K
002	302408	9050	1/10/05	\$183,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	302408	9050	10/13/04	\$179,087	EXEMPT FROM EXCISE TAX
002	312408	9022	1/26/05	\$272,000	PrevImp<=25K
002	312408	9063	2/4/03	\$123,000	DIAGNOSTIC OUTLIER
002	312408	9087	11/14/03	\$105,000	%Compl DORRatio
002	312408	9134	10/27/04	\$280,500	EXEMPT FROM EXCISE TAX
002	312408	9138	4/21/03	\$280,000	DIAGNOSTIC OUTLIER
002	342408	9002	6/18/03	\$770,000	OPEN SPACE DESIGNATION CONTINUEDOK'D AFTER SALE
002	352408	9054	4/30/04	\$410,000	DIAGNOSTIC OUTLIER
002	362407	9149	7/19/04	\$122,936	QUIT CLAIM DEED
002	362407	9149	12/17/04	\$125,000	QUIT CLAIM DEED
002	372830	0120	6/10/04	\$302,000	RELOCATION - SALE TO SERVICE
002	510390	0005	4/13/04	\$219,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	541500	0240	2/21/03	\$240,000	PrevLand<=25K
002	541500	0400	6/7/04	\$205,000	PrevLand<=25K
002	541710	0070	5/13/05	\$328,000	PrevLand<=25K
002	541710	0115	8/10/04	\$183,500	PrevLand<=25K
002	541710	0115	8/10/04	\$69,880	QUIT CLAIM DEED
002	541710	0130	2/14/03	\$186,000	PrevLand<=25K
002	541710	0130	3/12/03	\$83,700	QUIT CLAIM DEED
002	541710	0135	5/17/05	\$259,950	PrevLand<=25K
002	541710	0140	1/24/03	\$125,000	PrevLand<=25K
002	541760	0045	3/24/05	\$78,375	QUIT CLAIM DEED
002	541760	0045	3/4/03	\$64,125	QUIT CLAIM DEED
002	541760	0085	2/24/03	\$210,000	PrevLand<=25K
002	541760	0100	6/17/04	\$189,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	541760	0120	11/20/03	\$174,500	PrevLand<=25K
002	541760	0125	9/10/03	\$302,000	PrevLand<=25K
002	541760	0195	12/1/05	\$96,000	PrevLand<=25K
002	541760	0205	4/21/03	\$227,950	PrevLand<=25K
002	570250	0085	8/4/05	\$167,500	DIAGNOSTIC OUTLIER
002	570250	0150	8/11/03	\$170,000	DORRatio
002	570250	0265	10/25/04	\$175,000	DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	570250	0280	1/28/04	\$180,000	MULTI-PARCEL SALE
002	746290	0010	5/24/05	\$180,000	DIAGNOSTIC OUTLIER
002	746290	0010	8/9/04	\$135,000	MOBILE HOME
002	746290	0015	4/28/05	\$124,497	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	746290	0051	3/10/04	\$395,000	ImpCount
002	760620	0080	7/29/04	\$121,983	RELATED PARTY, FRIEND, OR NEIGHBOR
002	760620	0100	4/29/03	\$176,000	DIAGNOSTIC OUTLIER
002	760620	0100	2/10/04	\$70,875	QUIT CLAIM DEED
002	760620	0205	2/20/04	\$176,829	BANKRUPTCY - RECEIVER OR TRUSTEE
002	760620	0399	5/9/03	\$26,000	QUIT CLAIM DEED
002	780290	0060	12/1/03	\$239,300	RELOCATION - SALE TO SERVICE
002	780290	0224	3/25/03	\$212,950	CORPORATE AFFILIATES
002	780290	0224	1/21/03	\$160,500	BANKRUPTCY - RECEIVER OR TRUSTEE DORRatio
002	780290	0365	12/24/03	\$80,000	DORRatio
002	780290	0380	9/23/05	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	780290	0620	12/28/04	\$249,666	ImpCount
002	784920	0055	1/9/03	\$246,000	DIAGNOSTIC OUTLIER
002	784920	0095	8/21/03	\$219,600	PrevLand<=25K
002	784920	0205	10/1/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	784920	0220	8/25/05	\$267,800	PrevLand<=25K
002	784920	0655	9/10/03	\$197,000	PrevLand<=25K
002	784920	0715	11/18/03	\$251,000	PrevLand<=25K
002	784920	0780	4/26/05	\$261,000	PrevLand<=25K
002	784920	0785	10/5/05	\$218,000	UnFinArea PrevLand<=25K
002	784920	0835	1/16/03	\$267,000	PrevLand<=25K
002	784920	0860	9/30/05	\$230,000	PrevLand<=25K
002	784920	0861	10/18/05	\$238,100	PrevLand<=25K
002	784920	0870	3/8/05	\$170,000	PrevLand<=25K
002	784920	0870	4/25/05	\$225,000	PrevLand<=25K
002	784920	0877	11/24/04	\$159,000	PrevLand<=25K
002	784920	0877	4/27/05	\$269,000	PrevLand<=25K
002	784920	0885	5/21/03	\$203,100	PrevLand<=25K
002	784920	0916	4/25/03	\$184,990	PrevLand<=25K
002	784920	0916	6/29/04	\$196,000	PrevLand<=25K
002	784920	0916	11/28/05	\$93,100	QUIT CLAIM DEED PrevLand<=25K
002	784920	0930	3/6/03	\$205,000	PrevLand<=25K
002	784920	0934	11/5/03	\$204,000	PrevLand<=25K
002	784920	0934	12/22/05	\$230,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	784920	1060	1/28/04	\$187,500	PrevLand<=25K
002	784920	1175	7/3/03	\$189,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	784920	1195	6/23/03	\$220,000	UnFinArea
002	784920	1310	8/15/03	\$192,000	NON-REPRESENTATIVE SALE
002	784920	1960	11/21/03	\$99,000	NON-REPRESENTATIVE SALE
002	784920	2170	7/15/04	\$215,000	ImpCount
002	784920	2190	8/25/03	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	784920	2242	12/1/03	\$71,000	DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	784920	2585	8/22/05	\$180,000	DIAGNOSTIC OUTLIER
002	784970	0100	5/24/05	\$247,500	ActivePermitBeforeSale>25K
002	785120	0075	10/12/05	\$75,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	799470	0015	1/7/04	\$170,000	DIAGNOSTIC OUTLIER
002	942380	0010	1/9/03	\$172,500	DIAGNOSTIC OUTLIER
002	942380	0075	6/10/04	\$110,000	DORRatio
002	942380	0095	12/16/05	\$289,000	DIAGNOSTIC OUTLIER
002	947470	0050	10/18/04	\$200,500	DIAGNOSTIC OUTLIER
003	019246	0100	8/26/04	\$99,162	QUIT CLAIM DEED DORRatio
003	019246	0120	12/27/04	\$160,000	CORPORATE AFFILIATES
003	019246	0190	2/3/03	\$83,500	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
003	032308	9080	7/11/03	\$15,000	DORRatio
003	032308	9098	12/2/05	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	032308	9115	10/1/04	\$353,000	ImpCount
003	052308	9008	4/17/03	\$308,000	ImpCount Obsol
003	052308	9020	5/21/03	\$142,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	052308	9020	7/27/04	\$315,000	MOBILE HOME
003	052308	9023	8/19/03	\$165,000	CORPORATE AFFILIATES
003	072309	9004	1/23/03	\$115,246	DORRatio
003	072309	9004	8/25/03	\$170,000	DORRatio
003	072309	9007	11/24/04	\$599,900	PersMHO
003	072309	9026	9/9/03	\$102,500	NON-REPRESENTATIVE SALE; MOBILE HOME DORRatio
003	072309	9056	5/20/05	\$510,000	DIAGNOSTIC OUTLIER
003	082309	9036	5/7/03	\$507,500	UnFinArea
003	092308	9015	6/27/05	\$299,000	UnFinArea
003	092308	9064	7/10/03	\$375,000	DIAGNOSTIC OUTLIER
003	102308	9046	3/17/05	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	102308	9209	6/24/03	\$77,176	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	102308	9214	9/19/03	\$195,000	DIAGNOSTIC OUTLIER
003	115110	0175	9/22/03	\$200,000	DIAGNOSTIC OUTLIER
003	122308	9066	12/6/04	\$684,000	UnFinArea
003	122308	9085	5/23/03	\$400,000	OPEN SPACE DESIGNATION CONTINUEDOK'D AFTER SALE
003	122308	9085	11/18/04	\$485,000	OPEN SPACE DESIGNATION CONTINUEDOK'D AFTER SALE
003	132308	9092	3/3/05	\$33,000	DORRatio
003	142308	9153	9/2/04	\$306,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	152308	9030	2/14/05	\$100,000	DORRatio
003	152308	9059	8/29/05	\$660,000	UnFinArea
003	152308	9163	12/29/05	\$483,000	DIAGNOSTIC OUTLIER
003	152308	9222	3/30/05	\$201,701	EXEMPT FROM EXCISE TAX
003	152308	9232	2/11/04	\$242,750	BANKRUPTCY - RECEIVER OR TRUSTEE
003	159300	0790	2/10/03	\$165,000	DORRatio
003	162308	9176	7/11/03	\$409,000	DIAGNOSTIC OUTLIER
003	172309	9031	7/17/03	\$165,000	DORRatio
003	172309	9036	5/22/03	\$259,000	DORRatio
003	182309	9057	11/17/04	\$1,120,000	OpenSpace0
003	182309	9069	5/22/05	\$7,600,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis

Area 80

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	182309	9078	3/15/03	\$224,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	202309	9029	8/17/05	\$550,000	DIAGNOSTIC OUTLIER
003	373490	0050	5/31/05	\$100,000	DORRatio
003	373490	0110	8/19/03	\$279,400	ImpCount
003	380800	0226	7/13/05	\$229,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	395610	0060	4/19/05	\$543,000	RELOCATION - SALE TO SERVICE
003	541870	0050	11/19/03	\$230,000	ImpCount
003	554331	0020	9/23/04	\$30,000	PARTIAL INTEREST (103, 102, Etc.)
003	570245	0190	11/21/03	\$47,518	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	570245	0430	6/14/03	\$188,845	quit claim deed
003	570245	0440	4/27/05	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	570350	0010	8/25/05	\$96,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	570350	0370	12/30/04	\$266,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	733820	0090	3/12/03	\$430,000	RELOCATION - SALE TO SERVICE
003	733830	0030	2/10/03	\$337,000	DORRatio
003	736640	0030	10/20/05	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	770830	0100	4/11/03	\$190,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	770830	0180	12/14/04	\$243,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	778710	0270	12/15/05	\$473,900	RELOCATION - SALE TO SERVICE
003	778710	0360	1/6/05	\$231,000	QUIT CLAIM DEED; STATEMENT TO DOR
003	778710	0810	11/25/03	\$375,000	RELOCATION - SALE TO SERVICE
003	778710	0860	6/4/04	\$135,197	QUIT CLAIM DEED DORratio
003	778711	0240	5/23/03	\$355,000	RELOCATION - SALE TO SERVICE
003	778711	0260	9/23/05	\$470,000	RELOCATION - SALE TO SERVICE
003	778711	0510	10/29/04	\$400,000	RELOCATION - SALE TO SERVICE
003	778712	0590	12/8/03	\$276,000	QUIT CLAIM DEED
003	779540	0115	9/23/03	\$151,286	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
003	779540	0150	4/4/05	\$246,061	RELATED PARTY, FRIEND, OR NEIGHBOR
003	779581	0050	9/23/03	\$239,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	779582	0010	10/31/03	\$173,180	FORCED SALE
003	784620	0020	6/23/04	\$505,900	Diagnostic Outlier
003	803880	0270	2/5/04	\$275,000	QUIT CLAIM DEED
003	803990	0105	2/25/05	\$375,000	DIAGNOSTIC OUTLIER
003	803990	0240	1/10/03	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	803990	0290	12/2/05	\$257,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	857090	0167	10/27/03	\$87,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	857090	0168	9/23/03	\$245,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	857090	0220	3/18/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	857290	0200	10/20/04	\$235,000	UnFinArea
003	951030	0050	1/30/03	\$114,121	QUIT CLAIM DEED DORratio
003	951030	0200	6/1/04	\$183,500	DORRatio
003	951030	0210	10/25/04	\$557,000	RELOCATION - SALE TO SERVICE
003	951030	0350	9/14/04	\$482,400	RELOCATION - SALE TO SERVICE
003	951031	0190	7/13/05	\$589,900	RELOCATION - SALE TO SERVICE
003	951032	0160	11/3/03	\$500,000	RELOCATION - SALE TO SERVICE
007	142230	0100	2/5/04	\$334,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	142230	0200	4/10/03	\$114,111	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	147163	0110	8/20/04	\$103,383	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	147163	0400	7/8/03	\$185,000	CORPORATE AFFILIATES
007	162308	9049	3/4/03	\$335,000	UnFinArea
007	162308	9055	5/20/04	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	162308	9078	9/15/05	\$280,000	PersMH0
007	162308	9111	7/6/04	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	162308	9113	3/31/05	\$75,897	QUIT CLAIM DEED DORRatio
007	162308	9135	4/11/04	\$575,000	DIAGNOSTIC OUTLIER
007	222308	9016	1/27/05	\$168,000	QUIT CLAIM DEED
007	222308	9075	7/28/03	\$320,000	OPEN SPACE DESIGNATION CONTINUEDOK'D AFTER SALE
007	232308	9074	7/15/05	\$745,000	UnFinArea
007	252308	9004	3/4/04	\$230,000	%Compl DORRatioOpenSpace0
007	252308	9027	8/26/03	\$580,000	ImpCount
007	252308	9114	5/5/03	\$93,000	DORRatio
007	260772	0440	8/19/03	\$337,000	RELOCATION - SALE TO SERVICE
007	260773	0010	8/9/05	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	260773	0350	12/17/03	\$272,500	DIAGNOSTIC OUTLIER
007	260776	0740	3/11/05	\$375,000	RELOCATION - SALE TO SERVICE
007	262308	9008	8/25/03	\$304,950	DIAGNOSTIC OUTLIER
007	262308	9061	4/14/05	\$585,000	FORCED SALE
007	262308	9065	7/25/03	\$388,000	UnFinArea
007	262308	9066	2/12/04	\$545,000	ImpCount
007	262308	9068	10/16/03	\$500,000	ImpCount
007	262308	9071	3/26/03	\$200,000	DORRatio
007	262308	9085	7/21/03	\$165,000	DIAGNOSTIC OUTLIER
007	262308	9090	3/19/04	\$379,900	PersMH0
007	262308	9090	6/2/03	\$125,000	PersMH0BANKRUPTCY - RECEIVER OR TRUSTEE
007	262308	9112	3/16/04	\$470,000	Diagnostic Outlier
007	262308	9114	11/22/05	\$439,000	%Compl ActivePermitBeforeSale>25K
007	262308	9126	7/14/04	\$1,300,000	DIAGNOSTIC OUTLIER
007	272308	9009	6/19/03	\$193,000	DORRatio
007	302309	9007	6/22/04	\$30,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR DORRatio
007	302309	9050	3/24/05	\$540,200	UnFinArea
007	302309	9055	11/11/03	\$160,000	DORRatio
007	302309	9066	5/8/03	\$145,000	DORRatio
007	302309	9073	9/3/04	\$130,000	DORRatio
007	302309	9074	9/15/04	\$95,000	DORRatio
007	342308	9024	4/18/03	\$110,000	DORRatio
007	352308	9019	4/9/04	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	352308	9026	7/1/04	\$194,000	%ComplOpenSpace0
007	733440	0390	8/5/05	\$420,000	DIAGNOSTIC OUTLIER
007	733440	0620	5/13/03	\$223,500	CORPORATE AFFILIATES
007	733440	0700	2/18/05	\$113,100	EXEMPT FROM EXCISE TAX
007	733450	0130	11/8/05	\$279,500	DIAGNOSTIC OUTLIER
007	733450	0860	1/3/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis

Area 80

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	733450	0860	4/12/05	\$241,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	733450	0880	4/22/03	\$76,501	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	733450	0950	7/20/04	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733460	0110	9/28/04	\$238,600	EXEMPT FROM EXCISE TAX
007	733460	0330	9/7/05	\$87,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	733460	0360	9/3/03	\$250,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	733460	0600	2/23/03	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733460	0810	10/12/04	\$235,000	RELOCATION - SALE TO SERVICE
007	733460	1310	2/27/03	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	733460	1660	9/20/04	\$294,900	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733460	1840	9/9/03	\$173,700	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733460	1890	9/28/04	\$171,000	NON-REPRESENTATIVE SALE
007	733460	1930	5/12/03	\$166,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	733470	0010	7/3/04	\$257,000	RELOCATION - SALE TO SERVICE
007	733470	0020	3/26/03	\$239,500	RELOCATION - SALE TO SERVICE
007	733480	0010	10/29/04	\$250,000	DORRatio
007	788050	0055	5/25/04	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	788050	0060	9/10/04	\$144,056	QUIT CLAIM DEED DORRatio
007	883577	0050	8/19/03	\$297,000	%Compl DORRatio
007	883577	0150	12/1/03	\$262,000	DORRatio
007	883577	0220	8/19/03	\$317,500	%Compl DORRatio
007	883577	0270	8/13/03	\$324,000	%Compl DORRatio
007	883577	0320	2/20/03	\$380,000	%Compl DORRatio
007	883580	0170	5/4/04	\$307,000	DORRatio
007	883580	0230	8/26/04	\$327,000	%ComplOpenSpace0
007	883580	0390	9/29/04	\$1,362,500	RELOCATION - SALE TO SERVICE
007	883580	0420	7/2/03	\$410,000	DORRatio
007	883580	0630	5/6/03	\$315,000	DORRatio
007	940700	0780	4/29/03	\$188,500	EXEMPT FROM EXCISE TAX
007	940700	0870	9/28/04	\$91,875	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	940700	1080	5/5/04	\$118,000	DORRatio
007	940700	1380	1/31/05	\$214,900	QUESTIONABLE PER SALES IDENTIFICATION
007	940700	1710	2/28/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	940700	1730	9/24/04	\$66,427	DORRatio
007	940710	0030	5/7/03	\$77,959	DORRatio
007	940710	0240	1/28/05	\$277,705	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	940710	0310	5/27/03	\$150,621	NON-REPRESENTATIVE SALE
007	940710	1680	9/25/03	\$165,500	NON-REPRESENTATIVE SALE
007	940711	0320	3/4/03	\$171,509	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	940711	0320	6/5/03	\$190,506	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	940711	0650	2/5/03	\$171,000	NON-REPRESENTATIVE SALE
007	940711	0740	6/30/03	\$194,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	940711	1320	2/10/04	\$49,903	PARTIAL INTEREST (103, 102, Etc.) DORRatio

Vacant Sales Used in this Annual Update Analysis
Area 80

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	012307	9025	07/15/05	\$219,950	525769	N	N
2	182408	9048	11/15/05	\$235,000	285753	N	N
2	212408	9037	03/15/04	\$295,000	226947	N	N
2	262408	9097	05/31/05	\$235,000	33541	N	Y
2	262408	9187	09/07/05	\$171,500	435931	Y	N
2	362407	9123	02/10/05	\$171,500	217800	Y	N
2	362407	9125	04/07/05	\$360,000	217800	N	N
2	362407	9129	12/05/05	\$373,500	247856	N	N
2	372830	0300	01/05/05	\$460,000	42377	Y	N
2	570250	0260	06/06/05	\$455,000	24956	N	Y
2	780290	0410	03/03/03	\$387,000	341946	Y	N
3	032308	9050	06/08/05	\$310,000	49658	N	N
3	152308	9276	09/15/03	\$350,000	34841	N	N
3	172309	9032	08/23/04	\$375,000	683892	N	Y
3	541870	0105	06/29/04	\$375,000	69696	N	N
3	857090	0186	09/23/03	\$400,000	45738	N	Y
7	162308	9015	05/02/05	\$325,000	247420	N	N
7	162308	9149	09/14/04	\$325,000	109335	Y	N
7	222308	9001	12/14/04	\$331,100	680842	Y	Y
7	222308	9091	10/13/05	\$459,000	145490	N	N
7	242308	9065	11/02/04	\$375,000	96268	Y	Y
7	262308	9045	06/18/04	\$360,000	441262	N	N
7	302309	9009	04/25/05	\$375,000	224334	Y	Y
7	302309	9071	01/18/05	\$250,000	36900	Y	Y
7	302309	9072	01/17/05	\$292,000	37350	Y	Y
7	883577	0030	07/23/05	\$345,000	319295	Y	N
7	883577	0040	08/19/03	\$190,000	153078	Y	N
7	883577	0110	11/09/04	\$350,000	143137	Y	N
7	883577	0120	12/15/04	\$422,000	116038	Y	N
7	883577	0130	08/13/03	\$200,000	127694	Y	N
7	883577	0140	04/22/05	\$365,000	220453	N	N
7	883577	0170	08/09/05	\$219,950	279968	N	N
7	883577	0180	04/19/04	\$235,000	157541	Y	N
7	883577	0190	05/24/05	\$295,000	154662	Y	N
7	883577	0200	05/22/05	\$235,000	184095	Y	N
7	883577	0230	10/22/04	\$171,500	130689	Y	N
7	883577	0260	04/22/05	\$171,500	137484	Y	N
7	883577	0310	01/21/03	\$360,000	122586	N	N
7	883578	0020	09/21/05	\$373,500	103649	N	N
7	883578	0050	09/21/05	\$460,000	262189	N	N
7	883578	0060	07/01/05	\$455,000	357227	N	N
7	883578	0070	05/22/05	\$387,000	274101	N	N
7	883580	0010	05/13/04	\$310,000	270236	Y	N
7	883580	0070	08/06/03	\$350,000	238296	Y	N
7	883580	0160	07/20/04	\$375,000	289625	Y	N
7	883580	0250	01/06/04	\$375,000	209205	Y	N

Vacant Sales Used in this Annual Update Analysis
Area 80

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	883580	0360	09/22/05	\$400,000	164760	Y	N
7	883580	0400	05/19/05	\$325,000	169549	Y	N
7	883580	0450	03/18/04	\$325,000	275033	Y	N
7	883580	0510	10/27/05	\$331,100	221564	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 80

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	022307	9003	37999	\$50,000	NO MARKET EXPOSURE
7	022307	9007	38210	\$250,000	CORPORATE AFFILIATES
7	022307	9059	37966	\$10,000	PrevLand<=25K/
7	022307	9062	38685	\$14,500	PrevLand<=25K/
7	062308	9018	38115	\$25,000	QUIT CLAIM DEED;
7	102308	9077	38177	\$165,000	CORPORATE AFFILIATES
7	102308	9150	38303	\$237,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	122308	9075	38415	\$77,750	QUIT CLAIM DEED
7	132308	9090	37729	\$397,000	MULTI-PARCEL SALE
7	132308	9090	38523	\$440,115	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	132308	9195	38467	\$1,550,000	PrevImp<=25K/
7	162308	9086	38023	\$100,000	PrevImp<=25K/ DORRatio/
7	162308	9101	38572	\$157,000	STATEMENT TO DOR;
7	172309	9034	38715	\$470,000	DIAGNOSTIC OUTLIER
7	182309	9029	38664	\$90,000	DIAGNOSTIC OUTLIER
7	182408	9013	38463	\$249,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	182408	9063	38658	\$150,000	MOBILE HOME;
7	202408	9102	38008	\$278,500	DIAGNOSTIC OUTLIER
7	232308	9038	37736	\$40,000	QUIT CLAIM DEED; STATEMENT TO DOR;
7	242308	9027	38300	\$10,000	PrevImp<=25K/ DORRatio/
7	252308	9076	38183	\$19,500	PrevLand<=25K/
7	252308	9093	38560	\$138,000	STATEMENT TO DOR;
7	252308	9117	37705	\$175,000	DIAGNOSTIC OUTLIER
7	260772	0120	38056	\$82,000	STATEMENT TO DOR;
7	262408	9098	37841	\$25,000	DIAGNOSTIC OUTLIER
7	262408	9101	38286	\$11,334	PrevImp<=25K/ DORRatio/
7	262408	9101	38708	\$260,000	CORPORATE AFFILIATES
7	272408	9022	38002	\$550,000	MULTI-PARCEL SALE;
7	282408	9030	37818	\$38,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
7	282408	9030	38050	\$60,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
7	282408	9030	38599	\$100,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
7	302309	9036	38615	\$40,000	PrevImp<=25K/ DORRatio/
7	362407	9058	38523	\$25,000	PrevImp<=25K/ DORRatio/
7	362407	9100	37756	\$39,973	QUIT CLAIM DEED
7	373490	0065	38336	\$219,950	PrevImp<=25K/
7	380800	0075	38077	\$20,000	PrevLand<=25K/
7	380800	0235	38523	\$74,000	DIAGNOSTIC OUTLIER
7	541870	0055	38426	\$150,000	PrevImp<=25K/
7	570250	0260	38245	\$32,000	PrevImp<=25K/ DORRatio/
7	784670	0165	37953	\$60,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	784920	0197	37861	\$56,000	PrevLand<=25K/ DORRatio/
7	784920	2395	38196	\$65,000	MULTI-PARCEL SALE;
7	784920	2400	38196	\$65,000	MULTI-PARCEL SALE;
7	883577	0010	38494	\$612,000	DIAGNOSTIC OUTLIER
7	883577	0020	38649	\$420,000	TRADE;



King County
Department of Assessments
King County Administration Bldg.
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Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor



SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr